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Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, January 7, 2013
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0726
APPLICANT:	ENG, JOHN
PARCEL NO.:	8702 585
PARCEL ADDRESS:	0260 KING ST, #769
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$585,834.00
APPLICANT'S OPINION:	$150,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

DATE POSTED
JAN 03 2013
Assessment Appeals Board

GOVERNMENT
DOCUMENTS DEPT
JAN - 4 2013
SAN FRANCISCO
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3) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0782
APPLICANT:	ENG, JOHN
PARCEL NO.:	8702 428
PARCEL ADDRESS:	0260 KING ST, #1613
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$807,931.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

4) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0877
APPLICANT:	CHI, KAREN
PARCEL NO.:	8702 019
PARCEL ADDRESS:	0250 KING ST, #416
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$825,000.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4583
APPLICANT:	WANG, PEGGY
PARCEL NO.:	8708 030
PARCEL ADDRESS:	0255 BERRY ST, #305
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$620,034.00
APPLICANT'S OPINION:	$550,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4823
APPLICANT:	LEE, SHING KIT
PARCEL NO.:	1406 037
PARCEL ADDRESS:	0326 0328 28TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,664,922.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0095
APPLICANT:	WAI FUNG TRADING CORP.
PARCEL NO.:	1529 044
PARCEL ADDRESS:	0402 0408 16TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,107,681.00
APPLICANT'S OPINION:	$1,800,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5688
APPLICANT:	SWEENEY, EDWARD
PARCEL NO.:	6767 022
PARCEL ADDRESS:	0206 ACADIA ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$767,514.00
APPLICANT'S OPINION:	$350,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0816
APPLICANT:	MALIMBAN, ANDREW
PARCEL NO.:	7057 042
PARCEL ADDRESS:	0253 SUMMIT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$450,000.00
APPLICANT'S OPINION:	$399,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1171
APPLICANT:	METZGER, BRETT
PARCEL NO.:	1847 036
PARCEL ADDRESS:	1458 - 07TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,493,426.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1269
APPLICANT:	ZHENG, HONG
PARCEL NO.:	3011 078
PARCEL ADDRESS:	0175 SAN PABLO AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,100,000.00
APPLICANT'S OPINION:	$2,250,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1298
APPLICANT:	FANG, CARL
PARCEL NO.:	6154 014A
PARCEL ADDRESS:	0827 GOETTINGEN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$689,369.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1313
APPLICANT:	HINKLE, THOMAS
PARCEL NO.:	2009 012
PARCEL ADDRESS:	3425 3429 MORAGA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$701,753.00
APPLICANT'S OPINION:	$450,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3019
APPLICANT:	WAI FUNG TRADING CORP.
PARCEL NO.:	1529 044
PARCEL ADDRESS:	0402 0408 16TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,123,550.00
APPLICANT'S OPINION:	$1,373,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, January 07, 2013
1:30 PM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5685
APPLICANT:	CLEAR CHANNEL OUTDOOR, INC.
PARCEL NO.:	2009204664
PARCEL ADDRESS:	,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$12,537,351.00
APPLICANT'S OPINION:	$3,390,482.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5686
APPLICANT:	CBS OUTDOOR, INC.
PARCEL NO.:	2009200691
PARCEL ADDRESS:	,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$3,939,540.00
APPLICANT'S OPINION:	$1,608,185.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1038
APPLICANT:	GUERRERO, RENATO
PARCEL NO.:	5242 022
PARCEL ADDRESS:	3906 3908 03RD ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$904,827.00
APPLICANT'S OPINION:	$659,193.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1927
APPLICANT:	PARTRIDGE, JAMES
PARCEL NO.:	5314 050
PARCEL ADDRESS:	1940 OAKDALE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,646,732.00
APPLICANT'S OPINION:	$2,050,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2696
APPLICANT:	REYKHEL, ALLA
PARCEL NO.:	2993 090
PARCEL ADDRESS:	2870 VACANT-CRESTA VISTA DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$628,866.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2767
APPLICANT:	MAK, CHRIS
PARCEL NO.:	2648 052
PARCEL ADDRESS:	4200 18TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,958,112.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3422
APPLICANT:	TCHENG, MICHAEL
PARCEL NO.:	3540 141
PARCEL ADDRESS:	2242 15TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$346,662.00
APPLICANT'S OPINION:	$291,381.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3431
APPLICANT:	WILSON, DAVID
PARCEL NO.:	3540 146
PARCEL ADDRESS:	2252 - 15TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$337,227.00
APPLICANT'S OPINION:	$275,306.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1421
APPLICANT:	KORZHENKOV, MAKSIM
PARCEL NO.:	2345A033
PARCEL ADDRESS:	2340 2342 17TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,035,728.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1510
APPLICANT:	BLUM, DEBORAH
PARCEL NO.:	2769 008
PARCEL ADDRESS:	0440 0442 COLLINGWOOD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,780,958.00
APPLICANT'S OPINION:	$1,640,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1570
APPLICANT:	GIVANT, STEVEN
PARCEL NO.:	3042 003
PARCEL ADDRESS:	0014 FERNWOOD DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,160,000.00
APPLICANT'S OPINION:	$989,633.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1613
APPLICANT:	TRAN, ANH
PARCEL NO.:	6356 022
PARCEL ADDRESS:	0582 SAWYER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$411,634.00
APPLICANT'S OPINION:	$350,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1645
APPLICANT:	RUAN, QIXIAN DANNY
PARCEL NO.:	1406 033
PARCEL ADDRESS:	0346 - 28TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,251,125.00
APPLICANT'S OPINION:	$950,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

- Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, January 7, 2013, at 10:15 a.m.

Present: Mervin Conlan, Fred Perez and Ed Campaña

Quorum present

Chairperson: Ed Campaña, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain actions, as specified under this date, on the original of the respective applications:

SF
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Appeal No.	Name	Disposition
2006-0726	John Eng	Submitted
2006-0782	John Eng	Submitted
2009-4583	Peggy Wang	Submitted
2009-4823	Shing Kit Lee	Submitted
2010-0095	Wai Fung Trading	Submitted
2010-5688	Edward Sweeney	Submitted
2011-1171	Brett Metzger	Submitted
2011-1269	Hong Zheng	Submitted
2011-1298	Carl Fang	Submitted
2011-1313	Thomas Hinkle	Submitted
2011-3019	Wai Fung Trading Corp	Submitted

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll years having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2006-0877	Karen Chi	Denied-No Show
2011-0816	Andrew Malimban	Denied-No Show

RECESS

The Board, at the hour of 1:20 p.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:40 p.m.

Present: Meg Ruxton, Fred Perez and Ed Campaña

Quorum present

Chairperson: Meg Ruxton, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain actions, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-1927	James Partridge	A.V.Lowered (Assessor)
2011-1645	Qixian Danny Ruan	Submitted

At the hour of 2:20 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted application. The Board reconvened in open session at 2:30 p.m. and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2011-1645	Qixian Danny Ruan	Denied

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll years having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-2767	Chris Mak	Denied-No Show
2011-1510	Deborah Blum	Denied-No Show
2011-1613	Anh Tran	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-5685	Clear Channel Outdoor, Inc.	Postponed
2009-5686	CBS Outdoor, Inc.	Postponed
2010-1038	Renato Guerrero	Withdrawn
2010-2696	Alla Reykhel	Withdrawn
2010-3422	Michael Tcheng	Postponed
2010-3431	David Wilson	Postponed
2011-1421	Maksim Korzhenkov	Postponed
2011-1570	Steven Givant	Postponed

There being no further business, the Board, at the hour of 2:35 p.m., recessed to reconvene Thursday, January 10, 2013 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, January 8, 2013

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, January 8, 2013 at 1:35 p.m.

Present: Mervin Conlan, Fred Perez and Ed Campaña

Quorum present

Chairperson: Ed Campaña, Presiding

With no public present for comment, the Board went into closed session at the hour of 1:38 p.m. to review documents, deliberate and take possible action for the below listed applications. The Board reconvened in open session at 2:15 p.m. and took certain action, as specified under this date, on the original of the respective applications:

SF
ASB
#2
1/8/13
closed

Appeal No.	Name	Disposition
2006-0726	John Eng	A.V. Lowered (Board)
2006-0782	John Eng	A.V. Lowered (Board)
2009-4583	Peggy Wang	Denied
2009-4823	Shing Kit Lee	Denied
2010-0095	Wai Fung Trading Corp	A.V. Lowered (Board)
2010-5688	Edward Sweeney	A.V. Lowered (Board)
2011-1171	Brett Metzger	A.V. Lowered (Board)
2011-1269	Hong Zheng	A.V. Lowered (Board)
2011-1298	Carl Fang	A.V. Lowered (Board)
2011-1313	Thomas Hinkle	A.V. Lowered (Board)
2011-3019	Wai Fung Trading Corp	A.V. Lowered (Board)

There being no further business, the Board, at the hour of 2: 20 p.m. recessed to reconvene Thursday, January 10, 2013, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, January 10, 2013

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, January 09, 2013
1:30 PM (ALL DAY)

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SF
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#1
1/9/13

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0878
APPLICANT:	CHI, KAREN
PARCEL NO.:	3748 308
PARCEL ADDRESS:	0355 - 01ST ST, #S1608
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$605,000.00
APPLICANT'S OPINION:	$300,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

DATE POSTED
JAN 03 2013
Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0879
APPLICANT:	CHI, KAREN
PARCEL NO.:	3748 308
PARCEL ADDRESS:	0355 - 01ST ST, #S1608
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$617,100.00
APPLICANT'S OPINION:	$300,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0334
APPLICANT:	SNYDER, PAMELA
PARCEL NO.:	1053 010B
PARCEL ADDRESS:	2548 2550 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$998,874.00
APPLICANT'S OPINION:	$603,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0335
APPLICANT:	SNYDER, PAMELA
PARCEL NO.:	0846 035
PARCEL ADDRESS:	0811 PAGE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,166,254.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2356
APPLICANT:	BLACHMAN, JOSHUA
PARCEL NO.:	0659 041
PARCEL ADDRESS:	2280 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,000,000.00
APPLICANT'S OPINION:	$825,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2873
APPLICANT:	HONARDOUST, KAMRAN
PARCEL NO.:	3745 376
PARCEL ADDRESS:	0301 MAIN ST, UNIT 36F
TOPIC:	
CURRENT ASSESSMENT:	$1,600,000.00
APPLICANT'S OPINION:	$1,270,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3119
APPLICANT:	NING, XINPING
PARCEL NO.:	6971B018
PARCEL ADDRESS:	1350 CAYUGA AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$624,000.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0953
APPLICANT:	KIRK, JAMES
PARCEL NO.:	0114 073
PARCEL ADDRESS:	0308 GREEN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,709,746.00
APPLICANT'S OPINION:	$1,800,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1267
APPLICANT:	VASCONCELLOS, JON
PARCEL NO.:	3765 114
PARCEL ADDRESS:	0425 - 1ST ST, 1706
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,111,171.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1641
APPLICANT:	PATTERSON FAMILY 1993 REV. TRUST
PARCEL NO.:	0664 021
PARCEL ADDRESS:	1855 1857 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,903,992.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1642
APPLICANT:	PATTERSON FAMILY 1993 REV. TRUST
PARCEL NO.:	6553 020
PARCEL ADDRESS:	4086 4088 26TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,240,313.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1826
APPLICANT:	TOM, GARRET
PARCEL NO.:	3765 109
PARCEL ADDRESS:	0425 1ST ST, 1701
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$735,903.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1827
APPLICANT:	TOM, GARRET
PARCEL NO.:	3765 068
PARCEL ADDRESS:	0425 1ST ST, 1108
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$670,776.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, January 9, 2013, at 1:32 p.m.

Present: Greg Blaine, Ed Campaña and Jeff Morris

Quorum present

Chairperson: Greg Blaine, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-0334	Pamela Snyder	Submitted
2010-0335	Pamela Snyder	Approved Assessor's Postponement

The following listed applicant for change in the assessed valuation of property affecting the assessment roll for various years having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-2873	Kamran Honardoust	Denied; No-Show

RECESS

The Board, at the hour of 2:26 p.m., recessed to reconvene at 2:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 2:35 p.m.

Present: Greg Blaine, Richard Lee and Jeff Morris

Quorum present

Chairperson: Greg Blaine, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2006-0878	Karen Chi	Approved Taxpayer's Postponement
2006-0879	Karen Chi	Approved Taxpayer's Postponement
2010-3119	Xinping Ning	Submitted
2011-0953	James Kirk	Submitted
2011-1267	Jon Vasconcellos	Submitted
2011-1641	Patterson Family 1993 Rev Trust	Approved Verbal Stipulation
2011-1642	Patterson Family 1993 Rev Trust	Submitted
2011-1826	Garrett Tom	Submitted
2011-1827	Garrett Tom	Submitted

The following listed applicant for change in the assessed valuation of property affecting the 2010 assessment roll having not been present for hearing as scheduled, the Board took action at a previous hearing on the original of the respective application:

Appeal No.	Name	Disposition
2010-2356	Joshua Blachman	Postponed

There being no further business, the Board, at the hour of 4:45 p.m. recessed to reconvene on Monday, January 14, 2013, at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board January 17, 2013

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, January 10, 2013
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0168
APPLICANT:	AZUMA, DAISY
PARCEL NO.:	1923 001
PARCEL ADDRESS:	1601 20TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$830,000.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
JAN 03 2013
Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0437
APPLICANT:	KOSTICK, RANDALL
PARCEL NO.:	2816 007
PARCEL ADDRESS:	0055 VENTURA AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,648,932.00
APPLICANT'S OPINION:	$1,250,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1421
APPLICANT:	KORZHENKOV, MAKSIM
PARCEL NO.:	2345A033
PARCEL ADDRESS:	2340 2342 17TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,035,728.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1662
APPLICANT:	CAI, QI CI
PARCEL NO.:	7103 003A
PARCEL ADDRESS:	0022 FARALLONES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$542,807.00
APPLICANT'S OPINION:	$385,807.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1681
APPLICANT:	PHUNG, QUYEN
PARCEL NO.:	4991 449
PARCEL ADDRESS:	0501 CRESCENT WAY, #5301
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$380,000.00
APPLICANT'S OPINION:	$210,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1685
APPLICANT:	ROEHM, JULIE
PARCEL NO.:	2999 005
PARCEL ADDRESS:	0281 MOLIMO DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,009,865.00
APPLICANT'S OPINION:	$878,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1699
APPLICANT:	FONG, LYDIA
PARCEL NO.:	2035A033
PARCEL ADDRESS:	0037 SHELDON TER,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,666,153.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1701
APPLICANT:	FONG, LYDIA
PARCEL NO.:	7046 024
PARCEL ADDRESS:	2577 SAN JOSE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$626,332.00
APPLICANT'S OPINION:	$450,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1742
APPLICANT:	WIDJAJA, SUTANTO
PARCEL NO.:	3042 001
PARCEL ADDRESS:	0002 FERNWOOD DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,025,000.00
APPLICANT'S OPINION:	$870,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1764
APPLICANT:	WONG, YUAN LAN
PARCEL NO.:	4991 317
PARCEL ADDRESS:	0001 CRESENT WAY, #1304
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$350,000.00
APPLICANT'S OPINION:	$222,070.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1777
APPLICANT:	WU, XIAO PING
PARCEL NO.:	2143 020
PARCEL ADDRESS:	2079 23RD AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$688,696.00
APPLICANT'S OPINION:	$548,800.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1843
APPLICANT:	WONG, CECILIA
PARCEL NO.:	2464A020
PARCEL ADDRESS:	0164 ESCOLTA WAY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$921,443.00
APPLICANT'S OPINION:	$725,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Thursday, January 10, 2013, at 9:30 a.m.

Present: Meg Ruxton, Mervin Conlan and Fred Perez

Quorum present

Chairperson: Meg Ruxton, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2011 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-0168	Daisy Azuma	Submitted
2011-0437	Randall Kostick	Submitted
2011-1421	Maksim Lorzhenkov	Submitted
2011-1764	Yuan Lan Wong	Submitted
2011-1777	Xiao Ping Wu	Submitted
2011-1843	Cecilia Wong	Submitted

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-1699	Lydia Fong	Denied-No Show
2011-1701	Lydia Fong	Denied-No Show
2011-1742	Sutanto Widjaja	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-1662	Qi Ci Cai	Postponed
2011-1681	Quyen Phung	Postponed
2011-1685	Julie Roehm	Withdrawn

There being no further business, the Board, at the hour of 11:45 a.m. recessed to reconvene on Monday, January 14, 2013, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, January 14, 2013

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 2 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
MONDAY, JANUARY 14, 2013
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

---

1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session for the Board to deliberate and take possible action on the below listed applications (pursuant to Revenue and Taxation code sections 1605.4):

A)	APPLICATION:	2011-0168
	APPLICANT:	AZUMA, DAISY
	PARCEL NO.:	1923 001
	PARCEL ADDRESS:	1601 20TH AVE,
	TOPIC:	Decline in Value
	CURRENT ASSESSMENT:	$830,000.00
	APPLICANT'S OPINION:	$750,000.00
	TAXABLE YEAR:	2011
	APPEAL TYPE:	Real Property
	ROLL TYPE:	REGULAR

DATE POSTED
JAN 10 2013
Assessment Appeals Board

B) APPLICATION: 2011-0437

APPLICANT:	KOSTICK, RANDALL
PARCEL NO.:	2816 007
PARCEL ADDRESS:	0055 VENTURA AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,648,932.00
APPLICANT'S OPINION:	$1,250,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

C) APPLIÇATION: 2011-1421

APPLICANT:	KORZHENKOV, MAKSIM
PARCEL NO.:	2345A033
PARCEL ADDRESS:	2340 - 2342 17TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,035,728.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

D) APPLICATION: 2011-1764

APPLICANT:	WONG, YUAN LAN
PARCEL NO.:	4991 317
PARCEL ADDRESS:	0001 CRESENT WAY, #1304
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$350,000.00
APPLICANT'S OPINION:	$222,070.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

E) APPLICATION: 2011-1777

APPLICANT:	WU, XIAO PING
PARCEL NO.:	2143 020
PARCEL ADDRESS:	2079 23RD AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$688,696.00
APPLICANT'S OPINION:	$548,800.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

F)	APPLICATION:	2011-1843
	APPLICANT:	WONG, CECILIA
	PARCEL NO.:	2464A020
	PARCEL ADDRESS:	0164 ESCOLTA WAY,
	TOPIC:	Decline in Value
	CURRENT ASSESSMENT:	$921,443.00
	APPLICANT'S OPINION:	$725,000.00
	TAXABLE YEAR:	2011
	APPEAL TYPE:	Real Property
	ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

- Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, January 14, 2013 at 9:30 a.m.

Present: Meg Ruxton, Mervin Conlan and Fred Perez

Quorum present

Chairperson: Meg Ruxton, Presiding

With no public present for comment, the Board went into closed session at the hour of 9:32 a.m. to review documents, deliberate and take possible action for the below listed applications. The Board reconvened in open session at 10:10 a.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-0168	Daisy Azuma	A.V.Lowered (Assessor)
2011-0437	Randall Kostick	A.V.Lowered (Board)
2011-1421	Maksim Lorzhenkov	A.V.Lowered (Board)
2011-1764	Yuan Lan Wong	A.V.Lowered (Board)
2011-1777	Xiao Ping Wu	A.V.Lowered (Board)
2011-1843	Cecilia Wong	A.V.Lowered (Board)

There being no further business, the Board, at the hour of 10: 15 a.m. recessed to reconvene Wednesday, January 16, 2013, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, January 16, 2013

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
MONDAY, JANUARY 14, 2013
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

---

1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)

2. Closed session to deliberate valuation and take possible action on the below listed applications (pursuant to Revenue and Taxation code sections 1605.4):

   A) APPLICATION: 2010-0334:

APPLICANT:	SNYDER, PAMELA
PARCEL NO.:	1053 010B
PARCEL ADDRESS:	2548 - 2550 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$998,874.00
APPLICANT'S OPINION:	$603,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

GOVERNMENT
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B)	APPLICATION:	2010-3119
	APPLICANT:	NING, XINPING
	PARCEL NO.:	6971B018
	PARCEL ADDRESS:	1350 CAYUGA AVE,
	TOPIC:	Decline in Value
	CURRENT ASSESSMENT:	$624,000.00
	APPLICANT'S OPINION:	$500,000.00
	TAXABLE YEAR:	2010
	APPEAL TYPE:	Real Property
	ROLL TYPE:	REGULAR
	STATUS:	POSTPONED
C)	APPLICATION:	2011-0953:
	APPLICANT:	KIRK, JAMES
	PARCEL NO.:	0114 073
	PARCEL ADDRESS:	0308 GREEN ST,
	TOPIC:	Decline in Value
	CURRENT ASSESSMENT:	$2,709,746.00
	APPLICANT'S OPINION:	$1,800,000.00
	TAXABLE YEAR:	2011
	APPEAL TYPE:	Real Property
	ROLL TYPE:	REGULAR
D)	APPLICATION:	2011-1267
	APPLICANT:	VASCONCELLOS, JON
	PARCEL NO.:	3765 114
	PARCEL ADDRESS:	0425 1ST ST, 1706
	TOPIC:	Decline in Value
	CURRENT ASSESSMENT:	$1,111,171.00
	APPLICANT'S OPINION:	$900,000.00
	TAXABLE YEAR:	2011
	APPEAL TYPE:	Real Property
	ROLL TYPE:	REGULAR
E)	APPLICATION:	2011-1642:
	APPLICANT:	PATTERSON FAMILY 1993 REV. TRUST
	PARCEL NO.:	6553 020
	PARCEL ADDRESS:	4086 - 4088 26TH ST,
	TOPIC:	Decline in Value
	CURRENT ASSESSMENT:	$1,240,313.00
	APPLICANT'S OPINION:	$1,000,000.00
	TAXABLE YEAR:	2011
	APPEAL TYPE:	Real Property
	ROLL TYPE:	REGULAR

F)	APPLICATION:	2011-1826
	APPLICANT:	TOM, GARRET
	PARCEL NO.:	3765 109
	PARCEL ADDRESS:	0425 1ST ST, 1701
	TOPIC:	Decline in Value
	CURRENT ASSESSMENT:	$735,903.00
	APPLICANT'S OPINION:	$600,000.00
	TAXABLE YEAR:	2011
	APPEAL TYPE:	Real Property
	ROLL TYPE:	REGULAR

G)	APPLICATION:	2011-1827:
	APPLICANT:	TOM, GARRET
	PARCEL NO.:	3765 068
	PARCEL ADDRESS:	0425 1ST ST, 1108
	TOPIC:	Decline in Value
	CURRENT ASSESSMENT:	$670,776.00
	APPLICANT'S OPINION:	$600,000.00
	TAXABLE YEAR:	2011
	APPEAL TYPE:	Real Property
	ROLL TYPE:	REGULAR

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Disability Access -- The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, January 15, 2013
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3316
APPLICANT:	FELCOR LODGING TRUST, INC.
PARCEL NO.:	0285 021
PARCEL ADDRESS:	0480 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$46,883,496.00
APPLICANT'S OPINION:	$23,425,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

DATE POSTED
JAN 09 2013
Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3466
APPLICANT:	FELCOR LODGING TRUST, INC.
PARCEL NO.:	0023 005
PARCEL ADDRESS:	1300 COLUMBUS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$16,135,369.00
APPLICANT'S OPINION:	$8,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3469
APPLICANT:	FELCOR LODGING TRUST, INC.
PARCEL NO.:	0023 004
PARCEL ADDRESS:	0575 BEACH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,386,661.00
APPLICANT'S OPINION:	$650,600.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3470
APPLICANT:	FELCOR LODGING TRUST, INC.
PARCEL NO.:	0022 010
PARCEL ADDRESS:	0475 BEACH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$30,274,530.00
APPLICANT'S OPINION:	$15,100,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3471
APPLICANT:	FELCOR LODGING TRUST, INC.
PARCEL NO.:	0022 012
PARCEL ADDRESS:	0000,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$129,645.00
APPLICANT'S OPINION:	$60,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3474
APPLICANT:	FELCOR LODGING TRUST, INC.
PARCEL NO.:	2009150003
PARCEL ADDRESS:	,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,278,888.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3476
APPLICANT:	FELCOR HOTEL ASSET COMPANY, LLC
PARCEL NO.:	2009203981
PARCEL ADDRESS:	,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$10,455,016.00
APPLICANT'S OPINION:	$5,150,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2520
APPLICANT:	FELCOR LODGING TRUSTS
PARCEL NO.:	0285 021
PARCEL ADDRESS:	0480 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$46,772,382.00
APPLICANT'S OPINION:	$23,380,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3284
APPLICANT:	FELCOR LODGING TRUSTS
PARCEL NO.:	0023 005
PARCEL ADDRESS:	1300 COLUMBUS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$16,097,128.00
APPLICANT'S OPINION:	$8,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3286
APPLICANT:	FELCOR LODGING TRUSTS
PARCEL NO.:	0023 004
PARCEL ADDRESS:	0575 BEACH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,383,375.00
APPLICANT'S OPINION:	$696,930.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3287
APPLICANT:	FELCOR LODGING TRUSTS
PARCEL NO.:	0022 010
PARCEL ADDRESS:	0475 BEACH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$30,202,780.00
APPLICANT'S OPINION:	$15,101,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3288
APPLICANT:	FELCOR LODGING TRUSTS
PARCEL NO.:	2010715003
PARCEL ADDRESS:	,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,254,527.00
APPLICANT'S OPINION:	$5,127,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3291
APPLICANT:	FELCOR LODGING TRUST
PARCEL NO.:	2010203166
PARCEL ADDRESS:	1300 COLUMBUS AVE,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$8,760,268.00
APPLICANT'S OPINION:	$4,374,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0146
APPLICANT:	FELCOR LODGING TRUST, INC.
PARCEL NO.:	0023 004
PARCEL ADDRESS:	0575 BEACH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$3,800,000.00
APPLICANT'S OPINION:	$1,900,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

16) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0147
APPLICANT:	FELCOR LODGING TRUST, INC.
PARCEL NO.:	0023 004
PARCEL ADDRESS:	0575 BEACH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$3,800,000.00
APPLICANT'S OPINION:	$1,900,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

17) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0148
APPLICANT:	FELCOR LODGING TRUST, INC.
PARCEL NO.:	0023 005
PARCEL ADDRESS:	1300 COLUMBUS AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$24,000,000.00
APPLICANT'S OPINION:	$12,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

18) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0149
APPLICANT:	FELCOR LODGING TRUST, INC.
PARCEL NO.:	0023 005
PARCEL ADDRESS:	1300 COLUMBUS AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$24,000,000.00
APPLICANT'S OPINION:	$12,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

19) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1563
APPLICANT:	MISSION STREET PROPERTY, LLC C/O BEACON CAPITAL
PARCEL NO.:	3721 122
PARCEL ADDRESS:	0531 0533 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$31,372,496.00
APPLICANT'S OPINION:	$15,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

20) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2192
APPLICANT:	KING PLAZA PARTNERS
PARCEL NO.:	0165 017
PARCEL ADDRESS:	0735 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$23,580,633.00
APPLICANT'S OPINION:	$9,371,400.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

21) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2194
APPLICANT:	LITKE PROPERTIES, INC.
PARCEL NO.:	0238 006
PARCEL ADDRESS:	0350 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$25,132,754.00
APPLICANT'S OPINION:	$20,209,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

22) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2466
APPLICANT:	BROOKS PROPERTIES ONE GRANTS, LLC
PARCEL NO.:	0309 009
PARCEL ADDRESS:	0156 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$24,093,255.00
APPLICANT'S OPINION:	$8,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

23) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2759
APPLICANT:	NOMURA CDO 2007-2 MULTIF B
PARCEL NO.:	0668 002
PARCEL ADDRESS:	1330 BUSH ST,
TOPIC:	
CURRENT ASSESSMENT:	$27,215,724.00
APPLICANT'S OPINION:	$8,163,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

24) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2771
APPLICANT:	AG/SIC ONE BEACH OWNER, LLC
PARCEL NO.:	0018 001
PARCEL ADDRESS:	0001 BEACH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$27,641,408.00
APPLICANT'S OPINION:	$8,292,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

25) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2772
APPLICANT:	SWIG 631 FOLSOM LLC
PARCEL NO.:	3750 091
PARCEL ADDRESS:	0633 FOLSOM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$38,977,955.00
APPLICANT'S OPINION:	$11,692,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, January 15, 2013
1:30 PM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2913
APPLICANT:	PINE & FRANKLIN - CA, LLC
PARCEL NO.:	0647 007
PARCEL ADDRESS:	1634 1644 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,530,062.00
APPLICANT'S OPINION:	$1,780,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2915
APPLICANT:	PINE & FRANKLIN - CA, LLC
PARCEL NO.:	0647 008
PARCEL ADDRESS:	1650 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,270,430.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2917
APPLICANT:	PINE & FRANKLIN - CA, LLC
PARCEL NO.:	0647 009
PARCEL ADDRESS:	1656 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,058,692.00
APPLICANT'S OPINION:	$420,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2919
APPLICANT:	PINE & FRANKLIN - CA, LLC
PARCEL NO.:	0647 010
PARCEL ADDRESS:	1660 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,419,512.00
APPLICANT'S OPINION:	$1,740,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2921
APPLICANT:	PINE & FRANKLIN - CA, LLC
PARCEL NO.:	0647 011
PARCEL ADDRESS:	1670 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,737,031.00
APPLICANT'S OPINION:	$1,080,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2922
APPLICANT:	PINE & FRANKLIN - CA, LLC
PARCEL NO.:	0647 011A
PARCEL ADDRESS:	1690 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,763,030.00
APPLICANT'S OPINION:	$1,480,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2328
APPLICANT:	RUSSELL B FLYNN 1990 REVOCABLE TRUST
PARCEL NO.:	0072 023
PARCEL ADDRESS:	1040 GREENWICH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,661,258.00
APPLICANT'S OPINION:	$3,330,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2343
APPLICANT:	750 BRANNAN ST. PROPERTIES, LLC
PARCEL NO.:	3779 166
PARCEL ADDRESS:	0750 BRANNAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,938,097.00
APPLICANT'S OPINION:	$969,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2350
APPLICANT:	DENNIS P. FLYNN TRS.
PARCEL NO.:	0277 006A
PARCEL ADDRESS:	1106 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,679,221.00
APPLICANT'S OPINION:	$3,339,927.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2352
APPLICANT:	GEARY ESTATE ASSOCIATES, LP
PARCEL NO.:	0303 009
PARCEL ADDRESS	0784 0786 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,922,347.00
APPLICANT'S OPINION:	$962,354.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2353
APPLICANT:	RUSSELL FLYNN TRUST
PARCEL NO.:	0323 007
PARCEL ADDRESS:	0424 ELLIS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,424,810.00
APPLICANT'S OPINION:	$717,924.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2354
APPLICANT:	POSTMARK PARTNERS, LP
PARCEL NO.:	0576 008
PARCEL ADDRESS:	1808 PACIFIC AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,712,515.00
APPLICANT'S OPINION:	$4,356,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2355
APPLICANT:	Golden Gate & FILLMORE ASSOCIATES
PARCEL NO.:	0755 002
PARCEL ADDRESS:	1101 1123 FILLMORE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,444,605.00
APPLICANT'S OPINION:	$1,723,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2356
APPLICANT:	BARBARA APARTMENTS
PARCEL NO.:	0767 008
PARCEL ADDRESS:	0580 MCALLISTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,056,654.00
APPLICANT'S OPINION:	$2,530,800.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2357
APPLICANT:	HAIGHT & FILLMORE ASSOCIATION LLC
PARCEL NO.:	0859 025
PARCEL ADDRESS:	0491 0499 HAIGHT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,933,307.00
APPLICANT'S OPINION:	$1,967,120.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2360
APPLICANT:	LUCERNE APARTMENTS LP
PARCEL NO.:	0282 007
PARCEL ADDRESS:	0766 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,359,346.00
APPLICANT'S OPINION:	$3,685,250.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2365
APPLICANT:	FAIDI RESTA 1987-2ND/ SUNHILL ENT.
PARCEL NO.:	0175 033
PARCEL ADDRESS:	0888 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,341,968.00
APPLICANT'S OPINION:	$3,171,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

19) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2367
APPLICANT:	GOKEL CORP
PARCEL NO.:	0673 008
PARCEL ADDRESS:	1590 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,520,686.00
APPLICANT'S OPINION:	$1,261,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

20) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2369
APPLICANT:	DAQUISTO, JOHN
PARCEL NO.:	0479 001A
PARCEL ADDRESS:	2955 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,764,905.00
APPLICANT'S OPINION:	$883,043.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

21) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2389
APPLICANT:	CALIFORNIA & PIERCE APARTMENTS LP
PARCEL NO.:	0633 001D
PARCEL ADDRESS:	2001 PIERCE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$14,519,708.00
APPLICANT'S OPINION:	$8,011,276.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

22) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2391
APPLICANT:	SOPHIA APARTMENTS LP
PARCEL NO.:	0281 002B
PARCEL ADDRESS:	0830 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,823,784.00
APPLICANT'S OPINION:	$1,502,700.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

23) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2478
APPLICANT:	EURO PROPERTIES, LLC
PARCEL NO.:	0023 002
PARCEL ADDRESS:	0505 BEACH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,468,810.00
APPLICANT'S OPINION:	$4,700,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

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Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, January 16, 2013
9:30 AM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1658
APPLICANT:	HANSEN FAMILY TRUSTS
PARCEL NO.:	3516 039
PARCEL ADDRESS:	0118 KISSLING ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$790,652.00
APPLICANT'S OPINION:	$407,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1659
APPLICANT:	HANSEN FAMILY TRUSTS
PARCEL NO.:	3516 040
PARCEL ADDRESS:	0124 KISSLING ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$683,808.00
APPLICANT'S OPINION:	$352,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1660
APPLICANT:	HANSEN FAMILY TRUSTS
PARCEL NO.:	3516 041
PARCEL ADDRESS:	0130 KISSLING ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$662,434.00
APPLICANT'S OPINION:	$341,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3610
APPLICANT:	BANK OF THE ORIENT
PARCEL NO.:	6596 024
PARCEL ADDRESS:	0030 29TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,045,744.00
APPLICANT'S OPINION:	$598,900.79
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3611
APPLICANT:	BANK OF THE ORIENT
PARCEL NO.:	6596 026
PARCEL ADDRESS:	0050 - 29TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,045,744.00
APPLICANT'S OPINION:	$602,734.63
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3655
APPLICANT:	GOLD, RICHARD
PARCEL NO.:	5419 002
PARCEL ADDRESS:	1600 ARMSTRONG AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,173,329.00
APPLICANT'S OPINION:	$850,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3697
APPLICANT:	ZUCHERMAN, JAMES
PARCEL NO.:	1302 007
PARCEL ADDRESS:	0044 - 25TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,400,000.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3698
APPLICANT:	HSU, KEN
PARCEL NO.:	1389 001
PARCEL ADDRESS:	2801 LAKE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,819,538.00
APPLICANT'S OPINION:	$3,251,850.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3700
APPLICANT:	GUTKE, TRAVIS
PARCEL NO.:	3501 003
PARCEL ADDRESS:	0200 DUBOCE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$343,210.00
APPLICANT'S OPINION:	$204,389.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3758
APPLICANT:	CALIFORNIA NEVADA ANNUAL CONFERENCE - UNITED
PARCEL NO.:	1253 047
PARCEL ADDRESS:	1525 WALLER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,613,600.00
APPLICANT'S OPINION:	$2,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3766
APPLICANT:	EASTOPEN, INC
PARCEL NO.:	2011900391
PARCEL ADDRESS:	,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,088,736.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3770
APPLICANT:	EASTOPEN, INC
PARCEL NO.:	2011900390
PARCEL ADDRESS:	,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,027,338.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3771
APPLICANT:	EASTOPEN, INC
PARCEL NO.:	2011900389
PARCEL ADDRESS:	,
TOPIC:	
CURRENT ASSESSMENT:	$1,038,114.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, January 16, 2013
1:30 PM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1473
APPLICANT:	CLIFFORD CHANCE US LLP
PARCEL NO.:	2008204459
PARCEL ADDRESS:	0001 MARKET STEUART TOWER , 0600
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$4,828,715.00
APPLICANT'S OPINION:	$2,400,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0589
APPLICANT:	CLIFFORD CHANCE US LLP
PARCEL NO.:	2009900626
PARCEL ADDRESS:	,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$4,846,719.00
APPLICANT'S OPINION:	$4,794,785.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	2ND ESCAPE
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3450
APPLICANT:	CLIFFORD CHANCE US LLP
PARCEL NO.:	2009205099
PARCEL ADDRESS:	,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$4,713,866.00
APPLICANT'S OPINION:	$1,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4807
APPLICANT:	SAVE MART SUPERMARKETS
PARCEL NO.:	1175 168
PARCEL ADDRESS:	1750 FULTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$19,513,163.00
APPLICANT'S OPINION:	$16,920,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4829
APPLICANT:	SAVE MART SUPERMARKETS
PARCEL NO.:	1175 031
PARCEL ADDRESS:	1780 1790 FULTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,265,539.00
APPLICANT'S OPINION:	$2,300,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, January 16, 2013, at 9:35 a.m.

Present: Richard Lee, Meg Ruxton and Mervin Conlan

Quorum present

Chairperson: Richard Lee, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2010 and 2011 assessment rolls being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-1658	Hansen Family Trust	Verbal Stipulation Approved
2010-1659	Hansen Family Trust	Verbal Stipulation Approved
2010-1660	Hansen Family Trust	Verbal Stipulation Approved
2011-3655	Richard Gold	Submitted
2011-3698	Ken Hsu	Verbal Stipulation Approved

At the hour of 10:35 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted application. The Board reconvened in open session at 10:40 a.m. and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2011-3655	Richard Gold	A.V.Lowered (Assessor)

The following listed applicants for change in the assessed valuation of property affecting the various assessment roll having not been present for hearing as scheduled, the Board took action at a previous hearing on the original of the respective applications:

Appeal No.	Name	Disposition
2011-3610	Bank of The Orient	Withdrawn
2011-3611	Bank of The Orient	Withdrawn
2011-3697	James Zucherman	Postponed
2011-3700	Travis Gutke	Withdrawn
2011-3758	California Nevada Annual	Postponed
2011-3766	Eastopen, Inc.	Withdrawn
2011-3770	Eastopen, Inc.	Withdrawn
2011-3771	Eastopen, Inc.	Withdrawn

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The Board, at the hour of 10:45 a.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:32 p.m.

Present: Louisa Mendoza, Mervin Conlan and John McGary

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2010 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-4807	Save Mart Supermarkets	Verbal Stipulation Approved
2010-4829	Save Mart Supermarkets	Verbal Stipulation Approved

The following listed applicant for change in the assessed valuation of property affecting the various assessment roll having not been present for hearing as scheduled, the Board took action at a previous hearing on the original of the respective applications:

Appeal No.	Name	Disposition
2008-1473	Clifford Chance US LLP	Postponed
2009-0589	Clifford Chance US LLP	Postponed
2009-3450	Clifford Chance US LLP	Postponed

There being no further business, the Board, at the hour of 2:10 p.m. recessed to reconvene on Thursday, January 24, 2013, at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, February 4, 2013

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, January 17, 2013
9:30 AM (ALL DAY)

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2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2940
APPLICANT:	FAIR MARKET PROPERTIES LLC
PARCEL NO.:	0350 002
PARCEL ADDRESS:	1028 1056 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,968,155.00
APPLICANT'S OPINION:	$3,200,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3646
APPLICANT:	CLEMENS, CHARLES
PARCEL NO.:	0101 016
PARCEL ADDRESS:	1800 1804 MASON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,804,046.00
APPLICANT'S OPINION:	$1,575,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3830
APPLICANT:	PACIFIC EQUITY ONE LLC
PARCEL NO.:	0304 013
PARCEL ADDRESS:	0630 LEAVENWORTH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,872,720.00
APPLICANT'S OPINION:	$1,123,632.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4339
APPLICANT:	SAMSON, MARILOU
PARCEL NO.:	2431 018
PARCEL ADDRESS:	2574 - 31ST AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$720,000.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4653
APPLICANT:	2007 S&P FAMILY TRUST
PARCEL NO.:	0210A010
PARCEL ADDRESS:	0950 STOCKTON ST, 403
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$338,537.00
APPLICANT'S OPINION:	$260,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5008
APPLICANT:	GAYLORD HOTEL, LLC
PARCEL NO.:	0305 011
PARCEL ADDRESS:	0000 V,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,183,624.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5010
APPLICANT:	GAYLORD HOTEL, LLC
PARCEL NO.:	0305 036
PARCEL ADDRESS:	0620 JONES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$30,397,912.00
APPLICANT'S OPINION:	$20,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6141
APPLICANT:	ALL STAR HOSPITALITY, INC.
PARCEL NO.:	0489 037
PARCEL ADDRESS:	2358 LOMBARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,343,922.00
APPLICANT'S OPINION:	$1,650,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1108
APPLICANT:	SUN, STEVEN
PARCEL NO.:	0254 063
PARCEL ADDRESS:	0930 PINE ST, 215
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$570,512.00
APPLICANT'S OPINION:	$450,500.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1258
APPLICANT:	HUANG, SIU
PARCEL NO.:	3756 010
PARCEL ADDRESS:	0351 - 09TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,968,573.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2554
APPLICANT:	FAIR MARKET PROPERTIES LLC
PARCEL NO.:	0350 002
PARCEL ADDRESS:	1028 1056 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,951,641.00
APPLICANT'S OPINION:	$3,400,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4746
APPLICANT:	PACIFIC HEIGHTS FRANKLIN PARTNERS II, LP
PARCEL NO.:	0671 006
PARCEL ADDRESS:	1581 1595 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,813,894.00
APPLICANT'S OPINION:	$2,750,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4940
APPLICANT:	MACALLISTER, JOHN
PARCEL NO.:	0094 017
PARCEL ADDRESS:	2124 HYDE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,822,968.00
APPLICANT'S OPINION:	$3,392,913.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5675
APPLICANT:	YAO, DONNA LEE
PARCEL NO.:	0242 017
PARCEL ADDRESS:	0738 STOCKTON ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,447,014.00
APPLICANT'S OPINION:	$1,680,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

16) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1417
APPLICANT:	YAO, DONNA LEE
PARCEL NO.:	0242 017
PARCEL ADDRESS:	0738 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,459,560.00
APPLICANT'S OPINION:	$1,650,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, January 17, 2013
1:30 PM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2467
APPLICANT:	GARLOCK, WILLIAM
PARCEL NO.:	3763 015C
PARCEL ADDRESS:	0462 BRYANT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,884,965.00
APPLICANT'S OPINION:	$1,100,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2468
APPLICANT:	GARLOCK, WILLIAM
PARCEL NO.:	3763 015A
PARCEL ADDRESS:	0460 BRYANT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,287,145.00
APPLICANT'S OPINION:	$4,300,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3201
APPLICANT:	966 MARKET INVESTORS,LLC
PARCEL NO.:	0342 002
PARCEL ADDRESS:	0966 0970 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,059,120.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3202
APPLICANT:	MARKET STREET HOLDINGS 972, LLC
PARCEL NO.:	0342 004
PARCEL ADDRESS:	0972 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,164,864.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3203
APPLICANT:	MARKET STREET HOLDINGS 972, LLC
PARCEL NO.:	0342 014
PARCEL ADDRESS:	0974 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,221,483.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3215
APPLICANT:	BENTLY HOLDINGS CALIFORNIA, LP
PARCEL NO.:	0309 020
PARCEL ADDRESS:	0234 0240 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$29,073,336.00
APPLICANT'S OPINION:	$26,166,002.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3399
APPLICANT:	SWIG 631 FOLSOM LLC
PARCEL NO.:	3750 091
PARCEL ADDRESS:	0633 FOLSOM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$38,778,555.00
APPLICANT'S OPINION:	$11,633,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3431
APPLICANT:	TS 222 SECOND ST LP
PARCEL NO.:	3735 063
PARCEL ADDRESS:	0222 02ND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$46,818,000.00
APPLICANT'S OPINION:	$14,045,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6256
APPLICANT:	NIAM 563 LUSK, LLC
PARCEL NO.:	3787 022
PARCEL ADDRESS:	0025 LUSK ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$5,900,000.00
APPLICANT'S OPINION:	$2,002,500.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6257
APPLICANT:	NIAM 563 LUSK, LLC
PARCEL NO.:	3787 022
PARCEL ADDRESS:	0025 LUSK ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$5,900,000.00
APPLICANT'S OPINION:	$2,042,550.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6258
APPLICANT:	NIAM 563 LUSK, LLC
PARCEL NO.:	3787 022
PARCEL ADDRESS:	0025 LUSK ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,018,000.00
APPLICANT'S OPINION:	$2,083,401.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6324
APPLICANT:	WICKLOW PARTNERS
PARCEL NO.:	0618 003
PARCEL ADDRESS:	1850 CLAY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,981,500.00
APPLICANT'S OPINION:	$6,651,250.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1014
APPLICANT:	NIAM 563 LUSK, LLC
PARCEL NO.:	3787 022
PARCEL ADDRESS:	0025 LUSK ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,003,737.00
APPLICANT'S OPINION:	$2,042,550.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4462
APPLICANT:	LEXINGTON LION SF
PARCEL NO.:	3957 003
PARCEL ADDRESS:	1950 17TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$38,959,899.00
APPLICANT'S OPINION:	$20,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4528
APPLICANT:	CFRI/URBAN 966 MARKET LLC
PARCEL NO.:	0342 002
PARCEL ADDRESS:	0966 0970 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,049,500.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4529
APPLICANT:	MARKET STREET HOLDINGS 972, LLC
PARCEL NO.:	0342 004
PARCEL ADDRESS:	972 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,159,733.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4530
APPLICANT:	MARKET STREET HOLDINGS 972, LLC
PARCEL NO.:	0342 014
PARCEL ADDRESS:	0974 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,211,478.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, January 17, 2013, at 9:34 a.m.

Present: Greg Blaine, Ed Campaña and Diane Robinson

Quorum present

Chairperson: Greg Blaine, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-4339	Marilou Samson	Postponed by Board; pending lawsuit
2009-4653	2007 S&P Family Trust	Submitted
2010-1108	Steven Sun	Verbal Stipulation Approved
2010-4940	John MacAllister	Submitted

At the hour of 10:55 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 11:17 a.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-4653	2007 S&P Family Trust	A.V. Lowered (Assessor); 2-1 vote with Member Campaña dissenting to a lower value.
2010-4940	John MacAllister	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board certain action, as specified under this date, on the original of the respective applications:took action at a previous hearing on the original of the respective applications:

Appeal No.	Name	Disposition
2009-6141	All Star Hospitality, Inc.	Denied; No-Show
2010-1258	Siu Huang	Denied; No-Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took action at a previous hearing on the original of the respective applications:

Appeal No.	Name	Disposition
2009-2940	Fair Market Properties LLC	Postponed
2009-3646	Charles Clemens	Withdrawn
2009-3830	Pacific Equity One LLC	Withdrawn
2009-5008	Gaylord Hotel LLC	Withdrawn
009-5010	Gaylord Hotel LLC	Withdrawn
2010-2554	Fair Market Properties LLC	Postponed
2010-4746	Pacific Heights Franklin Partners	Postponed
2010-5675	Donna Lee Yao	Postponed
2011-1417	Donna Lee Yao	Postponed

RECESS

The Board, at the hour of 11:20 a.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:30 p.m.

Present: Ed Campaña, Diane Robinson and Scott Spertzel

Quorum present

Chairperson: Diane Robinson, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-2467	William Garlock	Submitted
2009-2468	William Garlock	Submitted
2009-3201	966 Market Investors, LLC	Verbal Stipulation Approved
2009-3202	Market Street Holdings	Verbal Stipulation Approved
2009-3203	Market Street Holdings	Verbal Stipulation Approved
2009-3431	TS 222 Second St LP	Verbal Stipulation Approved
2009-6324	Wicklow Partners	Verbal Stipulation Approved
2010-4462	Lexington Lion SF	Verbal Stipulation Approved
2010-4528	CFRI/URBAN 966 Market LLC	Verbal Stipulation Approved
2010-4529	Market Street Holdings 972, LLC	Verbal Stipulation Approved
2010-4530	Market Street Holdings 972, LLC	Verbal Stipulation Approved

At the hour of 3:53 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 4:15 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-2467	William Garlock	A.V. Lowered (Board)
2009-2468	William Garlock	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the various assessment roll having not been present for hearing as scheduled, the Board took action at a previous hearing on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3215	Bently Holdings California, LP	Postponed
2009-3399	SWIG 631 Folsom LLC	Postponed
2009-6256	NIAM 563 LUISK, LLC	Postponed
2009-6257	NIAM 563 LUISK, LLC	Postponed
2009-6258	NIAM 563 LUISK, LLC	Postponed
2010-1014	NIAM 563 LUISK, LLC	Postponed

There being no further business, the Board, at the hour of 4:21 p.m. recessed to reconvene on Friday, January 18, 2013, at 4:00 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Friday, January 18, 2013

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
FRIDAY, JANUARY 18, 2013
4:00 PM

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)

2. Closed session to deliberate valuation and take possible action on the below listed applications (pursuant to Revenue and Taxation code sections 1605.4):

A) APPLICATION: 2010-0334

APPLICANT:	SNYDER, PAMELA
PARCEL NO.:	1053 010B
PARCEL ADDRESS:	2548 - 2550 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$998,874.00
APPLICANT'S OPINION:	$603,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

GOVERNMENT
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JAN 16 2013

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B) APPLICATION: 2010-3119

APPLICANT:	NING, XINPING
PARCEL NO.:	6971B018
PARCEL ADDRESS:	1350 CAYUGA AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$624,000.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

C) APPLICATION: 2011-0953

APPLICANT:	KIRK, JAMES
PARCEL NO.:	0114 073
PARCEL ADDRESS:	0308 GREEN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,709,746.00
APPLICANT'S OPINION:	$1,800,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

D) APPLICATION: 2011-1267

APPLICANT:	VASCONCELLOS, JON
PARCEL NO.:	3765 114
PARCEL ADDRESS:	0425 1ST ST, 1706
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,111,171.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

E) APPLICATION: 2011-1642

APPLICANT:	PATTERSON FAMILY 1993 REV. TRUST
PARCEL NO.:	6553 020
PARCEL ADDRESS:	4086 - 4088 26TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,240,313.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

F)	APPLICATION:	2011-1826
	APPLICANT:	TOM, GARRET
	PARCEL NO.:	3765 109
	PARCEL ADDRESS:	0425 1ST ST, 1701
	TOPIC:	Decline in Value
	CURRENT ASSESSMENT:	$735,903.00
	APPLICANT'S OPINION:	$600,000.00
	TAXABLE YEAR:	2011
	APPEAL TYPE:	Real Property
	ROLL TYPE:	REGULAR

G)	APPLICATION:	2011-1827.
	APPLICANT:	TOM, GARRET
	PARCEL NO.:	3765 068
	PARCEL ADDRESS:	0425 1ST ST, 1108
	TOPIC:	Decline in Value
	CURRENT ASSESSMENT:	$670,776.00
	APPLICANT'S OPINION:	$600,000.00
	TAXABLE YEAR:	2011
	APPEAL TYPE:	Real Property
	ROLL TYPE:	REGULAR

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Friday, January 18, 2012 at 4:00 p.m.

Present: Greg Blaine, Ed Campaña and Jeff Morris

Quorum present

Chairperson: Greg Blaine, Presiding

With no public present for comment, the Board went into closed session at the hour of 4:03 p.m. to deliberate and take possible action on the below listed application.

At the hour of 4:10 p.m., the Board reconvened in open session and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-0334	Pamela Snyder	A.V. Lowered (Board)

The Board recessed at the hour of 4:12 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 4:13 p.m.

Present: Greg Blaine, Richard Lee and Jeff Morris

Quorum present

Chairperson: Greg Blaine, Presiding

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With no public present for comment, the Board went into closed session at the hour of 4:15 p.m. to deliberate and take possible action on the below listed applications.

At the hour of 4:48 p.m., the Board reconvened in open session and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-3119	Xinping Ning	A.V. Lowered (Assessor)
2011-0953	James Kirk	A.V. Lowered (Board)
2011-1267	Jon Vasconcellos	A.V. Lowered (Board)

Appeal No.	Name	Disposition (con't)
2011-1642	Patterson Family 1993 Rev Trust	A.V. Lowered (Board)
2011-1826	Garret Tom	A.V. Lowered (Board)
2011-1827	Garret Tom	A.V. Lowered (Board)

There being no further business, the Board, at the hour of 4:55 p.m. recessed to reconvene Tuesday, January 22, 2013 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board February 4, 2013

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, January 22, 2013
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0246
APPLICANT:	W2007 HWD REALTY, LLC c/o EMBARCADERO CAPITAL PARTNERS
PARCEL NO.:	3738 011
PARCEL ADDRESS:	0301 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$133,379,280.00
APPLICANT'S OPINION:	$40,009,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

DATE POSTED
JAN 17 2013
Assessment Appeals Board

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JAN 22 2013
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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0741
APPLICANT:	HARNEY, JOSEPH
PARCEL NO.:	3779 028
PARCEL ADDRESS:	0575 7TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$474,855.00
APPLICANT'S OPINION:	$249,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0742
APPLICANT:	HARNEY, JOSEPH
PARCEL NO.:	3779 029
PARCEL ADDRESS:	0060 GILBERT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,424,573.00
APPLICANT'S OPINION:	$747,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1013
APPLICANT:	CRAWFORD, SEAN
PARCEL NO.:	3028B039
PARCEL ADDRESS:	0824 TERESITA BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$910,000.00
APPLICANT'S OPINION:	$825,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1778
APPLICANT:	REED, KATHRYN
PARCEL NO.:	0593 076
PARCEL ADDRESS:	1870 JACKSON ST, 303
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,627,480.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4242
APPLICANT:	O'KEEFFE, DAVID
PARCEL NO.:	3728 103
PARCEL ADDRESS:	1277 1281 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,009,674.00
APPLICANT'S OPINION:	$825,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4243
APPLICANT:	O'KEEFFE, DAVID
PARCEL NO.:	3794 024
PARCEL ADDRESS:	1440 KING ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,616,830.00
APPLICANT'S OPINION:	$3,400,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4377
APPLICANT:	VIDES, VICTORIA
PARCEL NO.:	6347 016
PARCEL ADDRESS:	5087 5089 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,119,341.00
APPLICANT'S OPINION:	$525,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4555
APPLICANT:	CHIU, LO CHI
PARCEL NO.:	7046B025
PARCEL ADDRESS:	0335 ROME ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$792,830.00
APPLICANT'S OPINION:	$650,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4556
APPLICANT:	CHIU, LO CHI
PARCEL NO.:	7046B025
PARCEL ADDRESS:	0335 ROME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$821,440.00
APPLICANT'S OPINION:	$650,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-6121
APPLICANT:	VIDES, VICTORIA
PARCEL NO.:	6347 016
PARCEL ADDRESS:	5087 5089 MISSION ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,100,000.00
APPLICANT'S OPINION:	$525,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0050
APPLICANT:	IANTORNO, SERGIO
PARCEL NO.:	3731 021
PARCEL ADDRESS:	1052 1058 FOLSOM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,903,992.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0203
APPLICANT:	VOLLMER, DIANA
PARCEL NO.:	0639 009A
PARCEL ADDRESS:	2008 2012 LAGUNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,488,085.00
APPLICANT'S OPINION:	$1,990,308.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0846
APPLICANT:	BARNEY, THOMAS
PARCEL NO.:	0568 037
PARCEL ADDRESS:	1818 BROADWAY, 301
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$716,260.00
APPLICANT'S OPINION:	$534,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, January 22, 2013 at 1:30 p.m.

Present: Jeff Morris, Diane Robinson and Scott Spertzel

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-0741	Joseph Harney	Approved Applicant's Postponement
2010-0742	Joseph Harney	Approved Applicant's Postponement
2010-4243	David O'Keeffe	Verbal Stipulation Approved
2010-4377	Victoria Vides	Approved Assessor's Postponement
2010-4556	Lo Chi Chiu	Verbal Stipulation Approved
2010-6121	Victoria Vides	Approved Assessor's Postponement
2011-0050	Sergio Iantorno	Approved Assessor's Postponement
2011-0203	Diana Vollmer	Submitted

At the hour of 4:05 p.m., the Board went into closed session to deliberate and take possible action on the above referenced submitted application. The Board reconvened in open session at 4:22 p.m. and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2011-0203	Diana Vollmer	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-0246	W2007 HWD Realty, LLC	Written Stipulation Denied
2010-1013	Sean Crawford	Denied; No-Show
2010-1778	Kathryn Reed	Approved Applicant's Postponement

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having been present or not present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-4242	David O'Keeffe	Withdrawn
2010-4555	Lo Chi Chiu	Withdrawn
2011-0846	Thomas Barney	Withdrawn

There being no further business, the Board, at the hour of 4:26 p.m., recessed to reconvene Wednesday, January 23, 2013 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, January 23, 2013

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, January 23, 2013
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0276
APPLICANT:	550 TERRY FRANCOIS BLVD LLC
PARCEL NO.:	8721 011
PARCEL ADDRESS:	0550 TERRY A. FRANCOIS BL,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$140,000,000.00
APPLICANT'S OPINION:	$90,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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Assessment Appeals Board

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5181
APPLICANT:	550 TERRY FRANCOIS BLVD LLC
PARCEL NO.:	8721 011
PARCEL ADDRESS:	0550 TERRY A. FRANCOIS BL,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$140,000,000.00
APPLICANT'S OPINION:	$40,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, January 23, 2013 at 9:30 a.m.

Present: Jeff Morris, Diane Robinson and Richard Lee

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicant for change in the assessed valuation of property affecting 2005 and 2006 assessment rolls being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0276	550 Terry Francois Blvd LLC	Continued to 1:30pm
2009-5181	550 Terry Francois Blvd LLC	Continued to 1:30pm

8 2
2
2-/1 3

RECESS

The Board, at the hour of 12:36 p.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:30 p.m.

Present: Jeff Morris, Diane Robinson and Richard Lee

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicant for change in the assessed valuation of property affecting 2005 and 2006 assessment rolls being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0276	550 Terry Francois Blvd LLC	Submitted
2009-5181	550 Terry Francois Blvd LLC	Submitted

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, February 7, 2013

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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, January 24, 2013
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0683
APPLICANT:	55 FIFTH STREET CORPORATION
PARCEL NO.:	3705 039
PARCEL ADDRESS:	0055 05TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$22,166,884.00
APPLICANT'S OPINION:	$8,528,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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Assessment Appeals Board

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1032
APPLICANT:	SIKAND, HAPPY
PARCEL NO.:	0331 006
PARCEL ADDRESS:	0111 MASON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,669,683.00
APPLICANT'S OPINION:	$5,768,043.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2024
APPLICANT:	SIKAND, HAPPY
PARCEL NO.:	0331 006
PARCEL ADDRESS:	0111 MASON ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$8,482,000.00
APPLICANT'S OPINION:	$5,406,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2025
APPLICANT:	SIKAND, HAPPY
PARCEL NO.:	0331 006
PARCEL ADDRESS:	0111 MASON ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$8,482,000.00
APPLICANT'S OPINION:	$5,514,120.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2853
APPLICANT:	ASKA PROPERTIES LLC
PARCEL NO.:	3748 377
PARCEL ADDRESS:	0355 01ST ST, #S2801
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,775,000.00
APPLICANT'S OPINION:	$1,608,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2935
APPLICANT:	55 FIFTH STREET CORPORATION
PARCEL NO.:	3705 039
PARCEL ADDRESS:	0055 05TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$21,745,084.00
APPLICANT'S OPINION:	$11,959,795.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3192
APPLICANT:	WARFIELD THEATER LLC
PARCEL NO.:	0342 007
PARCEL ADDRESS:	0982 0998 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,525,401.00
APPLICANT'S OPINION:	$5,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5752
APPLICANT:	MOY, JASON
PARCEL NO.:	3728 096
PARCEL ADDRESS:	0747 NATOMA ST, 202
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$500,000.00
APPLICANT'S OPINION:	$420,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2899
APPLICANT:	STOCKTON STREET PROPERTIES INC.
PARCEL NO.:	0328 002
PARCEL ADDRESS:	0002 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$34,530,457.00
APPLICANT'S OPINION:	$24,170,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2901
APPLICANT:	STOCKTON STREET PROPERTIES INC.
PARCEL NO.:	0328 003
PARCEL ADDRESS:	0048 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$18,208,733.00
APPLICANT'S OPINION:	$12,745,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2903
APPLICANT:	STOCKTON STREET PROPERTIES INC.
PARCEL NO.:	0328 004
PARCEL ADDRESS:	0048 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$38,134,339.00
APPLICANT'S OPINION:	$26,695,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4536
APPLICANT:	WARFIELD THEATER LLC
PARCEL NO.:	0342 007
PARCEL ADDRESS:	0982 0998 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,401,119.00
APPLICANT'S OPINION:	$4,200,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0483
APPLICANT:	SCOTT, JOHN
PARCEL NO.:	3730 166
PARCEL ADDRESS:	0073 SUMNER ST, #105
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$626,682.00
APPLICANT'S OPINION:	$520,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, January 24, 2013, at 9:35 a.m.

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Present: Diane Robinson, Greg Blaine and Mark Watts

Quorum present

Chairperson: Greg Blaine, Presiding

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The following listed applicants for change in the assessed valuation of property affecting the 2009 and 2011 assessment rolls being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-1032	Happy Sikand	Submitted
2009-5752	Jason Moy	Verbal Stipulation Approved
2011-0483	John Scott	Verbal Stipulation Approved

At the hour of 11:10 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted application. The Board reconvened in open session at 11:25 a.m. and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-1032	Happy Sikand	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the various assessment roll having not been present for hearing as scheduled, the Board took action at a previous hearing on the original of the respective applications:

Appeal No.	Name	Disposition
2008-0683	55 Fifth Street Corporation	Withdrawn
2009-2024	Happy Sikand	Withdrawn
2009-2025	Happy Sikand	Withdrawn
2009-2853	ASKA Properties LLC	Withdrawn
2009-2935	55 Fifth Street Corporation	Postponed
2009-3192	Warfield Theater LLC	Withdrawn
2010-2899	Stockton Street Properties Inc.	Postponed
2010-2901	Stockton Street Properties Inc.	Postponed
2010-2903	Stockton Street Properties Inc.	Postponed
2010-4536	Warfield Theater LLC	Withdrawn

There being no further business, the Board, at the hour of 11:30 a.m. recessed to reconvene on Monday, January 28, 2013, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board February 4, 2013

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

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Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, January 24, 2013
1:30 PM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5582
APPLICANT:	RIGLER, MELVIN
PARCEL NO.:	4096 062
PARCEL ADDRESS:	0825 DE HARO ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,030,000.00
APPLICANT'S OPINION:	$60,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

DATE POSTED
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Assessment Appeals Board

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5958
APPLICANT:	LOSCH, SUSANNE
PARCEL NO.:	2618A019
PARCEL ADDRESS:	0048 CLIFFORD TER,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,849,760.00
APPLICANT'S OPINION:	$1,205,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1488
APPLICANT:	CHONG, LINDA
PARCEL NO.:	1036 016
PARCEL ADDRESS:	0450 EUCLID AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$3,050,000.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1824
APPLICANT:	INMAN, LISA
PARCEL NO.:	2772 024
PARCEL ADDRESS:	4238 23RD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,307,182.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1848
APPLICANT:	CHAN, CHEE WANG
PARCEL NO.:	1581 016A
PARCEL ADDRESS:	0668 39TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$680,379.00
APPLICANT'S OPINION:	$503,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1996
APPLICANT:	DA ENTERPRISES LLC
PARCEL NO.:	3766 014
PARCEL ADDRESS:	0400 BEALE ST, #103
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$915,030.00
APPLICANT'S OPINION:	$446,071.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2121
APPLICANT:	HULL, DIANA
PARCEL NO.:	2428 008S
PARCEL ADDRESS:	2579 27TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$780,376.00
APPLICANT'S OPINION:	$625,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2129
APPLICANT:	VERPLAETSE, CHRISTOPHER
PARCEL NO.:	6685 007A
PARCEL ADDRESS:	0246 CHENERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$848,101.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2138
APPLICANT:	WU, DONALD
PARCEL NO.:	2927 019
PARCEL ADDRESS:	0341 DORANTES AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,036,893.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2139
APPLICANT:	WU, DONALD
PARCEL NO.:	2927 019
PARCEL ADDRESS:	0341 DORANTES AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,182,885.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5123
APPLICANT:	CHI, TIN CHOI
PARCEL NO.:	6113 009
PARCEL ADDRESS:	0668 DARTMOUTH ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$621,725.00
APPLICANT'S OPINION:	$568,781.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Thursday, January 24, 2013, at 1:40 p.m.

Present: Louis Mendoza, Mervin Conlan and Ed Campaña

Quorum present

Chairperson: Ed Campaña, Presiding

The following listed applicants for change in the assessed valuation of property affecting the various assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-5582	Melvin Rigler	Submitted
2010-5958	Susanne Losch	Submitted
2011-1488	Linda Chong	Submitted
2011-1824	Lisa Inman	Submitted
2011-1848	Chee Wang Chan	Submitted
2011-2121	Diana Hull	Submitted
2011-2129	Christopher Verplaetse	Submitted
2011-2138	Donald Wu	Submitted
2011-2139	Donald Wu	Submitted
2011-5123	Tin Choi Chi	Continued

The following listed applicant for change in the assessed valuation of property affecting the 2011 assessment roll having not been present for hearing as scheduled, the Board took action at a previous hearing on the original of the respective application:

Appeal No.	Name	Disposition
2011-1996	Da Enterprises LLC	Postponed

There being no further business, the Board, at the hour of 5:14 p.m. recessed to reconvene on Tuesday, January 29, 2013, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, February 19, 2013

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the Closed Meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Friday, January 25, 2013 at 9:30 a.m.

Present: Louisa Mendoza, Mervin Conlan and Ed Campaña

Quorum present

Chairperson: Ed Campaña, Presiding

With no public present for comment, the Board went into closed session at the hour of 9:32 a.m. to review documents, deliberate and take possible action for the below listed applications. The Board reconvened in open session at 10:50 a.m. and took certain action, as specified under this date, on the original of the respective applications:

2010-5582	Melvin Rigler	A.V.Lowered (Board)
2010-5958	Susanne Losch	A.V.Lowered (Assessor)
2011-1488	Linda Chong	A.V.Lowered (Board)
2011-1824	Lisa Inman	A.V.Lowered (Board)
2011-1848	Chee Wang Chan	Denied (No Change)
2011-2121	Diana Hull	A.V.Lowered (Board)
2011-2129	Christopher Verplaetse	A.V.Lowered (Board)
2011-2138	Donald Wu	A.V.Lowered (Board)
2011-2139	Donald Wu	A.V.Lowered (Board)

There being no further business, the Board, at the hour of 10: 55 a.m. recessed to reconvene Tuesday, January 29, 2013, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, February 19, 2013

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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, January 28, 2013
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2401
APPLICANT:	MORGAN, DAVID JAY
PARCEL NO.:	3765 033
PARCEL ADDRESS:	0489 HARRISON ST, 405
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,160,000.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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Assessment Appeals Board

3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2404
APPLICANT:	EHRLICH, DAVID
PARCEL NO.:	7538 037
PARCEL ADDRESS:	0290 BEACON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,337,283.00
APPLICANT'S OPINION:	$669,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2484
APPLICANT:	HAMMER, NEIL
PARCEL NO.:	3793 128
PARCEL ADDRESS:	0088 KING ST, #623
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$900,000.00
APPLICANT'S OPINION:	$598,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2844
APPLICANT:	LUKRICH, JOHN
PARCEL NO.:	0418A014
PARCEL ADDRESS:	0007 CASA WAY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,359,732.00
APPLICANT'S OPINION:	$1,180,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2852
APPLICANT:	KANGNING, MOORE
PARCEL NO.:	3766 125
PARCEL ADDRESS:	0400 BEALE ST, #1014
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,173,328.00
APPLICANT'S OPINION:	$970,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2862
APPLICANT:	AFTONOMOS, LEFKOS
PARCEL NO.:	3726 054
PARCEL ADDRESS:	0519 NATOMA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,066,549.00
APPLICANT'S OPINION:	$1,033,150.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2892
APPLICANT:	SVEC, BRANKO
PARCEL NO.:	0452T025F
PARCEL ADDRESS:	0900 NORTH POINT ST, 533 B17F
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$263,726.00
APPLICANT'S OPINION:	$208,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2912
APPLICANT:	KALMBACH FAMILY TRUST
PARCEL NO.:	0286 057
PARCEL ADDRESS:	0333 GRANT AVE, #701
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,022,740.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2956
APPLICANT:	LEE, CASSANDRA
PARCEL NO.:	0646 048
PARCEL ADDRESS:	1635 CALIFORNIA ST, #71
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$704,262.00
APPLICANT'S OPINION:	$659,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3157
APPLICANT:	PATEL, JAYABEN
PARCEL NO.:	3766 195
PARCEL ADDRESS:	0400 BEALE ST, #1607
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$927,994.00
APPLICANT'S OPINION:	$504,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3436
APPLICANT:	VARMA, ANUJ
PARCEL NO.:	0732 089
PARCEL ADDRESS:	1310 FILLMORE ST, #805
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$645,902.00
APPLICANT'S OPINION:	$323,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3443
APPLICANT:	LUI, PAUL & DORA
PARCEL NO.:	0596 006
PARCEL ADDRESS:	1825 1829 LARKIN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,999,431.00
APPLICANT'S OPINION:	$999,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3446
APPLICANT:	LAUB, ARNOLD
PARCEL NO.:	0577 004
PARCEL ADDRESS:	1948 PACIFIC AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,606,097.00
APPLICANT'S OPINION:	$803,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3448
APPLICANT:	OLIVER FAMILY LIVING TRUST
PARCEL NO.:	3774 185
PARCEL ADDRESS:	0301 BRYANT ST, 701
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,645,804.00
APPLICANT'S OPINION:	$823,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3467
APPLICANT:	SHERMAN, ERNEST
PARCEL NO.:	0288 074
PARCEL ADDRESS:	0333 BUSH ST, 3708
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,403,839.00
APPLICANT'S OPINION:	$702,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3470
APPLICANT:	BUCK, CAROL FRANC TRS.
PARCEL NO.:	0222A020
PARCEL ADDRESS:	1170 SACRAMENTO ST, 6D
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,500,000.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Board 1 Hearing
Room 406, City Hall
Monday, January 28, 2013
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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3434
APPLICANT:	WARWICK CALIFORNIA CORP.
PARCEL NO.:	0306 011
PARCEL ADDRESS:	0484 0486 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,398,711.00
APPLICANT'S OPINION:	$1,020,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3435
APPLICANT:	WARWICK CALIFORNIA CORP.
PARCEL NO.:	0306 012
PARCEL ADDRESS:	0490 0498 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,239,671.00
APPLICANT'S OPINION:	$2,472,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2188
APPLICANT:	WARWICK CALIFORNIA CORP.
PARCEL NO.:	0306 011
PARCEL ADDRESS:	0484 0486 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,390,656.00
APPLICANT'S OPINION:	$1,020,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2189
APPLICANT:	WARWICK CALIFORNIA CORP.
PARCEL NO.:	0306 012
PARCEL ADDRESS:	0490 0498 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,220,143.00
APPLICANT'S OPINION:	$2,472,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0699
APPLICANT:	SAN FRANCISCO TENNIS CLUB
PARCEL NO.:	3786 037
PARCEL ADDRESS:	0645 - 05TH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$17,500,000.00
APPLICANT'S OPINION:	$6,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1300
APPLICANT:	311 CALIFORNIA STREET, LP
PARCEL NO.:	0261 015
PARCEL ADDRESS:	0311 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$28,313,677.00
APPLICANT'S OPINION:	$14,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1355
APPLICANT:	STREET REALTY INC.
PARCEL NO.:	0293 006
PARCEL ADDRESS:	0150 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$25,557,946.00
APPLICANT'S OPINION:	$13,007,997.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1852
APPLICANT:	HEARST COMMUNICATIONS INC. dba West Coast Realties
PARCEL NO.:	0239 009
PARCEL ADDRESS:	0400 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$30,145,055.00
APPLICANT'S OPINION:	$15,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2770
APPLICANT:	GOLDEN VAN BUILDING LLC
PARCEL NO.:	0766 013
PARCEL ADDRESS:	0180 REDWOOD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,934,236.00
APPLICANT'S OPINION:	$3,280,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2779
APPLICANT:	166 GEARY ASSOCIATES LIC
PARCEL NO.:	0309 010
PARCEL ADDRESS:	0166 0300 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$23,068,010.00
APPLICANT'S OPINION:	$6,920,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2785
APPLICANT:	WARWICK CALIFORNIA CORP.
PARCEL NO.:	0306 011
PARCEL ADDRESS:	0484 0486 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,416,186.00
APPLICANT'S OPINION:	$1,025,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2786
APPLICANT:	WARWICK CALIFORNIA CORP.
PARCEL NO.:	0306 012
PARCEL ADDRESS:	0490 0498 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,935,740.00
APPLICANT'S OPINION:	$2,680,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3504
APPLICANT:	NAUGHTON, PETER
PARCEL NO.:	0655 032
PARCEL ADDRESS:	2525 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$12,647,760.00
APPLICANT'S OPINION:	$12,200,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, January 28, 2013 at 9:40 a.m.

Present: Ed Campaña, Donna Crowder and Diane Robinson

Quorum present

Chairperson: Diane Robinson, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2011 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-2912	Kalmbach Family Trust	Denied-No Show
2011-2956	Cassanda Lee	Denied-No Show
2011-3467	Ernest Sherman	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the 2011 assessment roll having not been present for hearing as scheduled, the Board took action at a previous meeting on the original of the respective applications:

Appeal No.	Name	Disposition
2011-2401	David Jay Morgan	Withdrawn
2011-2404	David Ehrlich	Withdrawn
2011-2484	Neil Hammer	Withdrawn
2011-2844	John Lukrich	Postponed
2011-2852	Moore Kangning	Withdrawn
2011-2862	Lefkos Aftonomos	Withdrawn
2011-2892	Branko Svec	Withdrawn
2011-3157	Jayaben Patel	Withdrawn
2011-3436	Anuj Varma	Withdrawn
2011-3443	Paul & Dora Lui	Withdrawn
2011-3446	Arnold Laub	Withdrawn
2011-3448	Oliver Family Living Trust	Withdrawn
2011-3470	Carol Franc Buck Trust	Withdrawn

There being no further business, the Board, at the hour of 10:05 a.m., recessed to reconvene Wednesday, January 30. 2013 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board of Thursday, February 7, 2013

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Board 2 Hearing
Room 406, City Hall
Tuesday, January 29, 2013
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2617
APPLICANT:	2625 - 24TH STREET LLC
PARCEL NO.:	4264 048
PARCEL ADDRESS:	2625 - 24TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$460,438.00
APPLICANT'S OPINION:	$320,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2618
APPLICANT:	2625 - 24TH STREET LLC
PARCEL NO.:	4264 049
PARCEL ADDRESS:	625 - 24TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$436,891.00
APPLICANT'S OPINION:	$320,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2619
APPLICANT:	2625 - 24TH STREET LLC
PARCEL NO.:	4264 050
PARCEL ADDRESS:	2625 - 24TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$436,891.00
APPLICANT'S OPINION:	$340,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2621
APPLICANT:	2625 - 24TH STREET LLC
PARCEL NO.:	4264 051
PARCEL ADDRESS:	2625 - 24TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$698,505.00
APPLICANT'S OPINION:	$450,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2622
APPLICANT:	2625 - 24TH STREET LLC
PARCEL NO.:	4264 052
PARCEL ADDRESS:	2625 - 24TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$583,395.00
APPLICANT'S OPINION:	$420,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3593
APPLICANT:	SPERLING, PETER
PARCEL NO.:	0963 039
PARCEL ADDRESS:	2845 BROADWAY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$28,261,926.00
APPLICANT'S OPINION:	$13,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3594
APPLICANT:	SPERLING, PETER
PARCEL NO.:	0963 040
PARCEL ADDRESS:	2940 PACIFIC AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,379,654.00
APPLICANT'S OPINION:	$3,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3596
APPLICANT:	JOHN SPERLING IRREVOCABLE TRUST
PARCEL NO.:	0985 011
PARCEL ADDRESS:	3450 WASHINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$18,641,946.00
APPLICANT'S OPINION:	$8,750,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3599
APPLICANT:	CHEN, ROSALYN
PARCEL NO.:	1010 016
PARCEL ADDRESS:	0360 LOCUST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,425,609.00
APPLICANT'S OPINION:	$2,970,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3612
APPLICANT:	YUEN, EDWARD
PARCEL NO.:	1412 019
PARCEL ADDRESS:	2034 CLEMENT ST,
TOPIC:	Other
CURRENT ASSESSMENT:	$941,173.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3625
APPLICANT:	WONG, RAYMOND
PARCEL NO.:	1451 015
PARCEL ADDRESS:	0375 - 19TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,328,522.00
APPLICANT'S OPINION:	$940,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3769
APPLICANT:	COSLETT, MAUREEN
PARCEL NO.:	3557 034B
PARCEL ADDRESS:	3394 3398 16TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,765,306.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3782
APPLICANT:	TSAI, ELIZABETH
PARCEL NO.:	1186 011
PARCEL ADDRESS:	1798 GROVE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,130,604.00
APPLICANT'S OPINION:	$1,650,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, January 29, 2013, at 9:30 a.m.

Present: Scott Spertzel and Ed Campaña

Quorum present

Chairperson: Scott Spertzel, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2011 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-2617	2625 - 24th Street LLC	Postponed at Hearing
2011-2618	2625 - 24th Street LLC	Postponed at Hearing
2011-2619	2625 - 24th Street LLC	Postponed at Hearing
2011-2621	2625 - 24th Street LLC	Postponed at Hearing
2011-2622	2625 - 24th Street LLC	Postponed at Hearing

The following listed applicant for change in the assessed valuation of property affecting the 2011 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2011-3612	Edward Yuen	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years having not been present for hearing as scheduled, the Board took action at a previous meeting on the original of the respective applications:

Appeal No.	Name	Disposition
2011-3593	Peter Sperling	Postponed
2011-3594	Peter Sperling	Postponed
2011-3596	John Sperling Irrevocable Trust	Postponed
2011-3599	Rosalyn Chen	Withdrawn
2011-3625	Raymond Wong	Withdrawn
2011-3769	Maureen Coslett	Withdrawn
2011-3782	Elizabeth Tsai	Withdrawn

There being no further business, the Board, at the hour of 9:52 a.m., recessed to reconvene Monday, February 4, 2013 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, March 4, 2013

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, January 30, 2013 To Thursday, January 31, 2013
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4623
APPLICANT:	CLIFT HOLDINGS, LLC
PARCEL NO.:	0316 013
PARCEL ADDRESS:	0491 0499 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$73,064,170.00
APPLICANT'S OPINION:	$36,532,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4365
APPLICANT:	CLIFT HOLDINGS, LLC
PARCEL NO.:	0316 013
PARCEL ADDRESS:	0491 0499 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$72,891,008.00
APPLICANT'S OPINION:	$36,532,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4491
APPLICANT:	CLIFT HOLDINGS, LLC
PARCEL NO.:	0316 013
PARCEL ADDRESS:	0491 0499 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$73,439,875.00
APPLICANT'S OPINION:	$36,532,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, February 04, 2013
9:30 AM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0969
APPLICANT:	MORTON'S OF CHICAGO
PARCEL NO.:	2010202467
PARCEL ADDRESS:	0400 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,459,966.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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Assessment Appeals Board

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3443
APPLICANT:	BENSON REVOCABLE TRUST
PARCEL NO.:	6655 020
PARCEL ADDRESS:	1870 CHURCH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,605,000.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0135
APPLICANT:	LEVINE, MITCHELL
PARCEL NO.:	1338 013
PARCEL ADDRESS:	0080 - 21ST AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,600,000.00
APPLICANT'S OPINION:	$1,864,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1570
APPLICANT:	GIVANT, STEVEN
PARCEL NO.:	3042 003
PARCEL ADDRESS:	0014 FERNWOOD DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,160,000.00
APPLICANT'S OPINION:	$989,633.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2245
APPLICANT:	BURCH, GENEVIEVE
PARCEL NO.:	2033A012
PARCEL ADDRESS:	1761 - 16TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$890,000.00
APPLICANT'S OPINION:	$695,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2386
APPLICANT:	PINEDO, SHARON
PARCEL NO.:	1002 043
PARCEL ADDRESS:	2806 CLAY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$887,460.00
APPLICANT'S OPINION:	$715,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2406
APPLICANT:	ZIEBELL, WILLIAM
PARCEL NO.:	1383 060
PARCEL ADDRESS:	0151 - 23RD AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,195,488.00
APPLICANT'S OPINION:	$1,025,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2747
APPLICANT:	JONG FAMILY TRUSTS
PARCEL NO.:	1253 002
PARCEL ADDRESS:	0705 0707 CLAYTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,298,910.00
APPLICANT'S OPINION:	$1,150,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2995
APPLICANT:	LEUNG, KEN
PARCEL NO.:	2435 037
PARCEL ADDRESS:	2308 2316 VICENTE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,018,662.00
APPLICANT'S OPINION:	$799,312.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2996
APPLICANT:	LEUNG, KEN
PARCEL NO.:	1180 015
PARCEL ADDRESS:	0834 DIVISADERO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,987,949.00
APPLICANT'S OPINION:	$1,441,343.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, February 4, 2013, at 9:35 a.m.

Present: Richard Lee, Mervin Conlan and Fred Prez

Quorum present

Chairperson: Richard Lee, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2011 assessment rolls being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-2245	Genevieve Burch	Submitted
2011-2406	William Ziebell	Submitted
2011-2995	Ken Leung	Submitted
2011-2996	Ken Leung	Submitted

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2/4/13

At the hour of 11:28 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 11:45 a.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-2245	Genevieve Burch	A.V.Lowered (Board)
2011-2406	William Ziebell	A.V.Lowered (Board)
2011-2995	Ken Leung	A.V.Lowered (Board)
2011-2996	Ken Leung	A.V.Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the 2008 and 2011 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-3443	Benson Revocable Trust	Denied-No Show
2011-0135	Mitchell Levine	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the various assessment roll having not been present for hearing as scheduled, the Board took action at a previous hearing on the original of the respective applications:

Appeal No.	Name	Disposition
2010-0969	Morton's of Chicago	Postponed
2011-1570	Steven Givant	Postponed
2011-2386	Sharon Pinedo	Postponed
2011-2747	Jong Family Trust	Withdrawn

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There being no further business, the Board, at the hour of 11:50 a.m. recessed to reconvene on Wednesday, February 6, 2013, at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, February 13, 2013

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, February 04, 2013
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1/4/13

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0435
APPLICANT:	MOSSER, CHARLES ESTATE OF
PARCEL NO.:	0060 005
PARCEL ADDRESS:	0260V LOMBARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$735,000.00
APPLICANT'S OPINION:	$12,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0436
APPLICANT:	MOSSER, CHARLES ESTATE OF
PARCEL NO.:	0060 005
PARCEL ADDRESS:	0260V LOMBARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$749,700.00
APPLICANT'S OPINION:	$12,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3360
APPLICANT:	MOSSER, CHARLES ESTATE OF
PARCEL NO.:	0060 005
PARCEL ADDRESS:	0260V LOMBARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$747,923.00
APPLICANT'S OPINION:	$10,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5211
APPLICANT:	MOSSER VICTORIAN HOTEL OF ARTS
PARCEL NO.:	3705 004
PARCEL ADDRESS:	0054 0068 04TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$16,401,829.00
APPLICANT'S OPINION:	$11,101,829.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5214
APPLICANT:	MOSSER VICTORIAN HOTEL OF ARTS
PARCEL NO.:	3705 004
PARCEL ADDRESS:	0054 0068 04TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$16,085,743.00
APPLICANT'S OPINION:	$11,085,743.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2818
APPLICANT:	1160 MISSION ASSOCS LLC c/o TMG
PARCEL NO.:	3702 059
PARCEL ADDRESS:	1148- 1150 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,263,978.00
APPLICANT'S OPINION:	$1,150,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2970
APPLICANT:	YAMAGAMI, DICK
PARCEL NO.:	0668 046
PARCEL ADDRESS:	0081 FRANK NORRIS PL, 113
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,111,157.00
APPLICANT'S OPINION:	$450,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3127
APPLICANT:	WONG, LILY
PARCEL NO.:	0670 007
PARCEL ADDRESS:	1207 POLK ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,742,915.00
APPLICANT'S OPINION:	$1,226,250.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3169
APPLICANT:	MOSSER VIC. HOTEL OF ARTS & MUSIC, INC.
PARCEL NO.:	3705 004
PARCEL ADDRESS:	0054 0068 04TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$16,433,807.00
APPLICANT'S OPINION:	$11,055,134.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3171
APPLICANT:	MOSSER, CHARLES ESTATE OF
PARCEL NO.:	0060 005
PARCEL ADDRESS:	0260V LOMBARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$753,554.00
APPLICANT'S OPINION:	$10,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3172
APPLICANT:	MOSSER, CHARLES
PARCEL NO.:	0845 002
PARCEL ADDRESS:	0345 0347 PIERCE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,164,371.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3177
APPLICANT:	MOSSER, CHARLES
PARCEL NO.:	0845 031
PARCEL ADDRESS:	0945 0947 OAK ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$856,407.00
APPLICANT'S OPINION:	$850,008.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3179
APPLICANT:	MOSSER, CHARLES
PARCEL NO.:	0157 057
PARCEL ADDRESS:	1041 BROADWAY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$767,326.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3180
APPLICANT:	MOSSER, CHARLES
PARCEL NO.:	0157 056
PARCEL ADDRESS:	1041A BROADWAY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,130,579.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

16) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3181
APPLICANT:	MOSSER, CHARLES
PARCEL NO.:	0157 055
PARCEL ADDRESS:	1045 1059 BROADWAY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,293,025.00
APPLICANT'S OPINION:	$1,550,594.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

17) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3798
APPLICANT:	S & P FAMILY TRUST 2007
PARCEL NO.:	0210A010
PARCEL ADDRESS:	0950 STOCKTON ST, 403
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$340,276.00
APPLICANT'S OPINION:	$240,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, February 4, 2013 at 1:30 p.m.

Present: Greg Blaine, Ed Campaña and Mark Watts

Quorum present

Chairperson: Greg Blaine, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-0435	Estate of Charles Mosser	Verbal Stipulation Approved
2010-0436	Estate of Charles Mosser	Verbal Stipulation Approved
2010-3360	Estate of Charles Mosser	Verbal Stipulation Approved
2011-3171	Estate of Charles Mosser	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the 2011 assessment roll having not been present for hearing as scheduled, the Board took action at a previous meeting on the original of the respective applications:

Appeal No.	Name	Disposition
2010-5211	Mosser Victorian Hotel of Arts	Withdrawn
2010-5214	Mosser Victorian Hotel of Arts	Withdrawn
2011-2818	1160 Mission Associates	Withdrawn
2011-2970	Dick Yamagami	Postponed
2011-3127	Lily Wong	Withdrawn
2011-3169	Mosser Victorian Hotel of Arts	Withdrawn
2011-3172	Charles Mosser	Withdrawn
2011-3177	Charles Mosser	Withdrawn
2011-3179	Charles Mosser	Withdrawn
2011-3180	Charles Mosser	Withdrawn
2011-3181	Charles Mosser	Withdrawn
2011-3798	S & P Family Trust 2007	Withdrawn

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There being no further business, the Board, at the hour of 2:03 p.m., recessed to reconvene Wednesday, February 6, 2013 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, February 6, 2013

Phone: (415) 554-6778
Fax: (415) 554-6775
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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, February 5, 2013
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1515
APPLICANT:	MARRIOTT INTERNATIONAL, INC.
PARCEL NO.:	2008700985
PARCEL ADDRESS:	55 FOURTH STREET LTS 95,116-17,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$413,653,242.00
APPLICANT'S OPINION:	$291,448,100.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3572
APPLICANT:	MARRIOTT INTERNATIONAL, INC.
PARCEL NO.:	2009700997
PARCEL ADDRESS:	,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$421,926,307.00
APPLICANT'S OPINION:	$230,031,500.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3370
APPLICANT:	HOST HOTELS & RESORTS, INC
PARCEL NO.:	2010700949
PARCEL ADDRESS:	,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$420,926,342.00
APPLICANT'S OPINION:	$175,751,600.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1475
APPLICANT:	ONE SANSOME STREET PROPERTY LLC C/O BARKER PACIFIC
PARCEL NO.:	0289 003
PARCEL ADDRESS:	0001 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$20,024,994.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1476
APPLICANT:	ONE SANSOME STREET PROPERTY LLC C/O BARKER PACIFIC
PARCEL NO.:	0289 004
PARCEL ADDRESS:	0001 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$324,729,648.00
APPLICANT'S OPINION:	$155,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1478
APPLICANT:	CP III RINCON TOWERS
PARCEL NO.:	3716 024
PARCEL ADDRESS:	0088 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$149,531,660.00
APPLICANT'S OPINION:	$65,004,384.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2249
APPLICANT:	FORWARD ONE, LLC.
PARCEL NO.:	3708 028
PARCEL ADDRESS:	0071 STEVENSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$78,482,567.00
APPLICANT'S OPINION:	$60,051,327.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2250
APPLICANT:	FORWARD ONE, LLC.
PARCEL NO.:	3708 029
PARCEL ADDRESS:	0071 STEVENSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$31,372,495.00
APPLICANT'S OPINION:	$20,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2686
APPLICANT:	DCO MISSION BAY LP
PARCEL NO.:	8711 023
PARCEL ADDRESS:	1101- 1135 04TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$16,037,467.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2687
APPLICANT:	UNITED DOMINION REALTY, LP
PARCEL NO.:	8707 003
PARCEL ADDRESS:	0355 BERRY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$117,932,107.00
APPLICANT'S OPINION:	$85,028,935.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3807
APPLICANT:	HOST HOTELS & RESORTS, INC
PARCEL NO.:	2011700901
PARCEL ADDRESS:	,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$424,095,917.00
APPLICANT'S OPINION:	$180,052,100.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, February 06, 2013
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1808
APPLICANT:	OH, KIL
PARCEL NO.:	0333 001
PARCEL ADDRESS:	0401 0421 ELLIS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,959,044.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2809
APPLICANT:	PANOSSIAN, ABRAHAM
PARCEL NO.:	3778 046B
PARCEL ADDRESS:	0735 BRYANT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,216,448.00
APPLICANT'S OPINION:	$2,100,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2837
APPLICANT:	FANG DA PROPERTIES, INC & BUSH STREET LLC
PARCEL NO.:	0271 051
PARCEL ADDRESS:	0580 BUSH ST, UNIT 101
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$637,465.00
APPLICANT'S OPINION:	$319,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2838
APPLICANT:	FANG DA PROPERTIES, INC & BUSH STREET LLC
PARCEL NO.:	0271 052
PARCEL ADDRESS:	0570 BUSH ST, UNIT 201
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$596,297.00
APPLICANT'S OPINION:	$298,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2839
APPLICANT:	FANG DA PROPERTIES, INC & BUSH STREET LLC
PARCEL NO.:	0271 053
PARCEL ADDRESS:	0570 BUSH ST, UNIT 301
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$596,297.00
APPLICANT'S OPINION:	$298,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2840
APPLICANT:	FANG DA PROPERTIES, INC & BUSH STREET LLC
PARCEL NO.:	0271 054
PARCEL ADDRESS:	0570 BUSH ST, UNIT 302
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$643,345.00
APPLICANT'S OPINION:	$321,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2841
APPLICANT:	FANG DA PROPERTIES, INC & BUSH STREET LLC
PARCEL NO.:	0271 055
PARCEL ADDRESS:	0570 BUSH ST, UNIT 401
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,525,456.00
APPLICANT'S OPINION:	$763,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3123
APPLICANT:	OH, KIL
PARCEL NO.:	0333 001
PARCEL ADDRESS:	0401 0421 ELLIS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,981,325.00
APPLICANT'S OPINION:	$1,900,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3311
APPLICANT:	LAU, NGHI
PARCEL NO.:	0723C030
PARCEL ADDRESS:	0045 GALILEE LANE, #6
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$328,570.00
APPLICANT'S OPINION:	$300,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3435
APPLICANT:	E M HUNDLEY HARDWARE CO
PARCEL NO.:	3777 011
PARCEL ADDRESS:	0629 0633 BRYANT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,723,235.00
APPLICANT'S OPINION:	$862,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3449
APPLICANT:	SYERS PROPERTIES, LLC
PARCEL NO.:	3715 001
PARCEL ADDRESS:	0001 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$14,407,812.00
APPLICANT'S OPINION:	$7,204,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3460
APPLICANT:	MUROLO FAMILY TRUSTS
PARCEL NO.:	0500 017
PARCEL ADDRESS:	2700 POLK ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,592,433.00
APPLICANT'S OPINION:	$798,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3462
APPLICANT:	MUROLO FAMILY TRUST
PARCEL NO.:	0531 015
PARCEL ADDRESS:	3010 BUCHANAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,396,958.00
APPLICANT'S OPINION:	$1,440,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3463
APPLICANT:	KARDOSH, MOUNIR & FERIAL/NAZARETH LLC
PARCEL NO.:	0256 011
PARCEL ADDRESS:	0762 0772 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,334,816.00
APPLICANT'S OPINION:	$668,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5237
APPLICANT:	PANOSSIAN, ABRAHAM
PARCEL NO.:	3778 046B
PARCEL ADDRESS:	0735 BRYANT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,200,000.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

17) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5238
APPLICANT:	PANOSSIAN, ABRAHAM
PARCEL NO.:	3778 046B
PARCEL ADDRESS:	0735 BRYANT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,192,413.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, February 6, 2013, at 9:30 a.m.

Present: Greg Blaine, Jeff Morris and Meg Ruxton

Quorum present

Chairperson: Greg Blaine, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2010 and 2011 assessment rolls being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-2809	Abraham Panossian	Submitted
2011-3311	Nghi Lau	Postponed at Hearing
2011-5238	Abraham Panossian	Submitted

At the hour of 11:28 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 11:45 a.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-2809	Abraham Panossian	A.V. Lowered (Board)
2011-5238	Abraham Panossian	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took action at a previous hearing on some of the original respective applications:

Appeal No.	Name	Disposition
2010-1808	Kil Oh	Withdrawn
2011-2837	Fang Da Properties, Inc & Bush	Postponed
2011-2838	Fang Da Properties, Inc & Bush	Postponed
2011-2839	Fang Da Properties, Inc & Bush	Postponed
2011-2840	Fang Da Properties, Inc & Bush	Postponed
2011-2841	Fang Da Properties, Inc & Bush	Postponed
2011-3123	Kil Oh	Withdrawn
2011-3435	E M Hundley Hardware Co	Withdrawn
2011-3449	Syers Properties, LLC	Withdrawn
2011-3460	Murolo Family Trust	Withdrawn
2011-3462	Murolo Family Trust	Withdrawn
2011-3463	Kardosh, Mounir & Ferial	Withdrawn
2011-5237	Abraham Panossian	Withdrawn

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There being no further business, the Board, at the hour of 11:10 a.m. recessed to reconvene on Thursday, February 7, 2013, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, February 11, 2013

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, February 06, 2013
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0745
APPLICANT:	YAMAUCHI, JONATHAN
PARCEL NO.:	8702 429
PARCEL ADDRESS:	0260 KING ST, #1615
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$815,000.00
APPLICANT'S OPINION:	$543,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0746
APPLICANT:	YAMAUCHI, JONATHAN
PARCEL NO.:	8702 429
PARCEL ADDRESS:	0260 KING ST, #1615
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$815,000.00
APPLICANT'S OPINION:	$543,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2414
APPLICANT:	GALLAGHER, PATRICK
PARCEL NO.:	8702 622
PARCEL ADDRESS:	0290 KING ST, #O-10
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,010,386.00
APPLICANT'S OPINION:	$1,558,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2440
APPLICANT:	SENTINEL CREMATION SOCIETIES, RESTLAND FUNERAL HOME &
PARCEL NO.:	1084 002
PARCEL ADDRESS:	0001 LORAINE CT,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,632,242.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2536
APPLICANT:	CRAWFORD, ZELTE
PARCEL NO.:	0243 026
PARCEL ADDRESS:	0123 JOICE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,397,474.00
APPLICANT'S OPINION:	$908,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5797
APPLICANT:	LEE, MIRA
PARCEL NO.:	6799 010
PARCEL ADDRESS:	0030 THERESA ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$912,500.00
APPLICANT'S OPINION:	$777,030.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5798
APPLICANT:	LEE, MIRA
PARCEL NO.:	6799 010
PARCEL ADDRESS:	0030 THERESA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$925,339.00
APPLICANT'S OPINION:	$789,869.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5799
APPLICANT:	LEE, MIRA
PARCEL NO.:	6799 010
PARCEL ADDRESS:	0030 THERESA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$923,144.00
APPLICANT'S OPINION:	$787,674.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0479
APPLICANT:	TULP, FRANK
PARCEL NO.:	8702 337
PARCEL ADDRESS:	0260 KING ST, #711
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$597,408.00
APPLICANT'S OPINION:	$372,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2288
APPLICANT:	MILLER, HARRY
PARCEL NO.:	0959 027
PARCEL ADDRESS:	2556 BRODERICK ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$993,461.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2293
APPLICANT:	PLS MORTAGE SERVICE
PARCEL NO.:	5357 044A
PARCEL ADDRESS:	0009 POMONA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$577,954.00
APPLICANT'S OPINION:	$300,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, February 6, 2013, at 1:30 p.m.

Present: Louisa Mendoza, Mervin Conlan and Ed Campaña

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting the various assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2006-0745	Jonathan Yamauchi	Submitted
2006-0746	Jonathan Yamauchi	Submitted
2010-2536	Zelte Crawford	A.V.Lowered (Assessor)
2010-5797	Mira Lee	Submitted
2010-5798	Mira Lee	A.V.Lowered (Assessor)
2010-5799	Mira Lee	Submitted
2011-0479	Frank Tulp	Submitted
2011-2288	Harry Miller	A.V.Lowered (Assessor)
2011-2293	PLS Mortage Service	Submitted

At the hour of 4:15 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 4:35 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2006-0745	Jonathan Yamauchi	A.V.Lowered (Board)
2006-0746	Jonathan Yamauchi	A.V.Lowered (Board)
2010-5797	Mira Lee	A.V.Lowered (Assessor)
2010-5799	Mira Lee	A.V.Lowered (Assessor)
2011-0479	Frank Tulp	A.V.Lowered (Board)
2011-2293	PLS Mortage Service	A.V.Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the various assessment roll having not been present for hearing as scheduled, the Board took action at a previous hearing on the original of the respective applications:

Appeal No.	Name	Disposition
2010-2414	Patrick Gallagher	Postponed
2010-2440	Sentinel Cremation Societies	Postponed

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There being no further business, the Board, at the hour of 4:40 p.m. recessed to reconvene on Tuesday, February 12, 2013, at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, February 12, 2013

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, February 07, 2013
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2700
APPLICANT:	BALCAZAR, JUAN
PARCEL NO.:	0570 023
PARCEL ADDRESS:	1621 VALLEJO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,759,995.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2806
APPLICANT:	PACIFIC BAY INN, INC
PARCEL NO.:	0317 010A
PARCEL ADDRESS:	0520 JONES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,778,917.00
APPLICANT'S OPINION:	$1,550,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3134
APPLICANT:	GRANDE, KEVAN
PARCEL NO.:	0311 111
PARCEL ADDRESS:	0690 MARKET ST, #2204
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,822,030.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3815
APPLICANT:	HUI, JONATHAN
PARCEL NO.:	3765 329
PARCEL ADDRESS:	0425 1ST ST, 4601
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$830,000.00
APPLICANT'S OPINION:	$740,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3871
APPLICANT:	DWORKIN, CASEY
PARCEL NO.:	0690 031
PARCEL ADDRESS:	1000 DANIEL BURNHAM CT, 109
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$682,144.00
APPLICANT'S OPINION:	$545,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3909
APPLICANT:	PRESTA, BARBARA
PARCEL NO.:	0473 008
PARCEL ADDRESS:	1324 - 1326 FRANCISCO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,070,720.00
APPLICANT'S OPINION:	$1,610,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4039
APPLICANT:	AL-HAFEZ, TAYEB
PARCEL NO.:	0848 024
PARCEL ADDRESS:	0000,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$582,187.00
APPLICANT'S OPINION:	$518,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4045
APPLICANT:	GRUPTA, RAKHEE
PARCEL NO.:	0060 203
PARCEL ADDRESS:	0240 LOMBARD ST, 937
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$606,531.00
APPLICANT'S OPINION:	$365,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4046
APPLICANT:	MORRICAL, ANN
PARCEL NO.:	0612 001C
PARCEL ADDRESS:	2247 WEBSTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,953,090.00
APPLICANT'S OPINION:	$1,350,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4069
APPLICANT:	LOMBARD ST LLC
PARCEL NO.:	0497 007
PARCEL ADDRESS:	1568 1570 LOMBARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,682,348.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4104
APPLICANT:	YEE, JEFFREY
PARCEL NO.:	3775 131
PARCEL ADDRESS:	0188 SOUTH PARK AVE, #7
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,400,000.00
APPLICANT'S OPINION:	$1,120,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4105
APPLICANT:	BLASGEN, MICHAEL
PARCEL NO.:	3789 615
PARCEL ADDRESS:	0219 BRANNAN ST, #12H
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,103,808.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4251
APPLICANT:	HWANG, LEE
PARCEL NO.:	0592 021
PARCEL ADDRESS:	1925 PACIFIC AVE, 4
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,432,674.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, February 07, 2013
1:30 PM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6143
APPLICANT:	BRM BAKERSFIELD LLC
PARCEL NO.:	0164 032
PARCEL ADDRESS:	0430 PACIFIC AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,630,000.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5446
APPLICANT:	O'REILLY, EOIN
PARCEL NO.:	1926 031
PARCEL ADDRESS:	1624 - 18TH AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$344,384.00
APPLICANT'S OPINION:	$67,968.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1453
APPLICANT:	BRM BAKERSFIELD LLC
PARCEL NO.:	0164 032
PARCEL ADDRESS:	0430 PACIFIC AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$6,500,000.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1457
APPLICANT:	BRM BAKERSFIELD LLC
PARCEL NO.:	0164 033
PARCEL ADDRESS:	0440 PACIFIC AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$7,000,000.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1471
APPLICANT:	MEYER, BYRON
PARCEL NO.:	0175 008
PARCEL ADDRESS:	0440 - 0444 JACKSON ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,873,550.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

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Disability Access – The hearing room is wheelchair accessible.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, February 7, 2013, at 9:30 a.m.

Present: Jeff Morris, Diane Robinson and Scott Spertzel

Quorum present

Chairperson: Scott Spertzel, Presiding

The following listed applicants for change in the assessed valuation of property affecting various assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-3871	Casey Dworkin	Submitted
2011-4039	Tayeb Al-Hafez	Submitted
2011-4104	Jeffrey Yee	Submitted
2011-4105	Michael Blasgen	Submitted

At the hour of 11:05 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 11:20 a.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-3871	Casey Dworkin	A.V. Lowered (Assessor)
2011-4039	Tayeb Al-Hafez	A.V. Lowered (Board)
2011-4104	Jeffrey Yee	A.V. Lowered by Board, higher than Assessor's recommended value
2011-4105	Michael Blasgen	A.V. Lowered (Assessor)

The following listed applicants for change in the assessed valuation of property affecting the 2011 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-4045	Rakhee Grupta	Denied-No Show
2011-4046	Ann Morrical	Denied-No Show

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The following listed applicants for change in the assessed valuation of property affecting the various assessment roll having not been present for hearing as scheduled, the Board took action at a previous hearing on the original of the respective applications:

Appeal No.	Name	Disposition
2011-2700	Juan Balcazar	Withdrawn
2011-2806	Pacific Bay Inn, Inc	Withdrawn
2011-3134	Kevan Grande	Postponed
2011-3815	Jonathan Hui	Withdrawn
2011-3909	Barbara Presta	Withdrawn
2011-4069	Lombard St, LLC	Postponed
2011-4251	Lee Hwang	Withdrawn

RECESS

The Board, at the hour of 11:25 a.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:32 p.m.

Present: Ed Campaña, Diane Robinson and Scott Spertzel

Quorum present

Chairperson: Scott Spertzel, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-6143	BRM Bakersfield LC	Postponed at hearing; Board approved
2011-1453	BRM Bakersfield LC	Verbal Stipulation Approved
2011-1457	BRM Bakersfield LC	Verbal Stipulation Approved; 2-1 vote with Member Robinson dissenting
2011-1471	Byron Meyer	Submitted

At the hour of 3:13 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted application. The Board reconvened in open session at 3:38 a.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-1471	Byron Meyer	A.V. Lowered (Board)

The following listed applicant for change in the assessed valuation of property affecting the 2008 supplemental roll year having not been present for hearing as scheduled, the Board took no action on the original of the respective application:

Appeal No.	**Name**	**Disposition**
2010-5446	Eoin O'Reilly	Hearing previously bifurcated; Applicant withdrew appeal on valuation; case stands on Board decision rendered earlier regarding the change in ownership.

There being no further business, the Board, at the hour of 3:42 p.m. recessed to reconvene on Monday, February 11, 2013, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, February 11, 2013

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, February 11, 2013
9:30 AM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2471
APPLICANT:	TR 601 CALIFORNIA CORP
PARCEL NO.:	0258 032
PARCEL ADDRESS	0601 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$70,736,940.00
APPLICANT'S OPINION:	$35,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2416
APPLICANT:	TR 601 CALIFORNIA CORP
PARCEL NO.:	0258 032
PARCEL ADDRESS:	0601 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$70,569,293.00
APPLICANT'S OPINION:	$35,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1158
APPLICANT:	HWA 555 OWNERS LLC
PARCEL NO.:	0259 028
PARCEL ADDRESS:	0345 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$60,758,067.00
APPLICANT'S OPINION:	$30,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1159
APPLICANT:	HWA 555 OWNERS LLC
PARCEL NO.:	0259 029
PARCEL ADDRESS:	0315 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$62,964,788.00
APPLICANT'S OPINION:	$30,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1440
APPLICANT:	TR 601 CALIFORNIA CORP
PARCEL NO.:	0258 032
PARCEL ADDRESS:	0601 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$71,100,678.00
APPLICANT'S OPINION:	$35,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1630
APPLICANT:	MACY'S RETAIL HOLDINGS, INC.
PARCEL NO.:	7295 004
PARCEL ADDRESS:	3251 - 20TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$50,210,089.00
APPLICANT'S OPINION:	$22,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3058
APPLICANT:	KLA GEARY, LLC
PARCEL NO.:	1094 001
PARCEL ADDRESS:	2675 GEARY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$70,381,888.00
APPLICANT'S OPINION:	$29,963,520.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, February 11, 2013, at 9:30 a.m.

Present: Jeff Morris, Diane Robinson and Meg Ruxton

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicant for change in the assessed valuation of property affecting the various assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-2416	TR 601 California Corp	Verbal Stipulation Approved
2011-1440	TR 601 California Corp	Postponed at Hearing

The following listed applicants for change in the assessed valuation of property affecting various assessment roll having not been present for hearing as scheduled, the Board took action at a previous hearing on the original of the respective applications:

Appeal No.	Name	Disposition
2009-2471	TR 601 California Corp	Withdrawn
2011-1158	HWA 555 Owners LLC	Withdrawn
2011-1159	HWA 555 Owners LLC	Withdrawn
2011-1630	Macy's Retail Holdings, Inc.	Withdrawn
2011-3058	KLA Geary, LLC	Postponed

There being no further business, the Board, at the hour of 10:20 a.m. recessed to reconvene on Thursday, February 14, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board February 27, 2013

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, February 12, 2013
1:30 PM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1565
APPLICANT:	2572-80 THIRD STREET, LLC
PARCEL NO.:	4172 062
PARCEL ADDRESS:	2580 3RD ST, #C-A
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$690,132.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1568
APPLICANT:	2572-80 THIRD STREET, LLC
PARCEL NO.:	4172 063
PARCEL ADDRESS:	2580 - 3RD ST, #C-B
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,261,925.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1569
APPLICANT:	2572-80 THIRD STREET, LLC
PARCEL NO.:	4172 064
PARCEL ADDRESS:	2580 - 3RD ST, #1
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$277,736.00
APPLICANT'S OPINION:	$150,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1571
APPLICANT:	2572-80 THIRD STREET, LLC
PARCEL NO.:	4172 065
PARCEL ADDRESS:	2580 - 3RD ST, #2
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$328,353.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1572
APPLICANT:	2572-80 THIRD STREET, LLC
PARCEL NO.:	4172 066
PARCEL ADDRESS:	2580 - 3RD ST, #3
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$314,103.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1573
APPLICANT:	2572-80 THIRD STREET, LLC
PARCEL NO.:	4172 067
PARCEL ADDRESS:	2580 - 3RD ST, #4
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$318,851.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1575
APPLICANT:	2572-80 THIRD STREET, LLC
PARCEL NO.:	4172 068
PARCEL ADDRESS:	2580 - 3RD ST, #5
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$353,814.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1576
APPLICANT:	2572-80 THIRD STREET, LLC
PARCEL NO.:	4172 069
PARCEL ADDRESS:	2580 - 3RD ST, #6
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$388,836.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1578
APPLICANT:	2572-80 THIRD STREET, LLC
PARCEL NO.:	4172 070
PARCEL ADDRESS:	2580 - 3RD ST, #7
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$486,653.00
APPLICANT'S OPINION:	$300,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1579
APPLICANT:	2572-80 THIRD STREET, LLC
PARCEL NO.:	4172 071
PARCEL ADDRESS:	2580 - 3RD ST, #8
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$472,162.00
APPLICANT'S OPINION:	$300,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1580
APPLICANT:	2572-80 THIRD STREET, LLC
PARCEL NO.:	4172 072
PARCEL ADDRESS:	2580 - 3RD ST, #9
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$338,118.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1581
APPLICANT:	2572-80 THIRD STREET, LLC
PARCEL NO.:	4172 074
PARCEL ADDRESS:	2580 - 3RD ST, #11
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$386,617.00
APPLICANT'S OPINION:	$250,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1583
APPLICANT:	2572-80 THIRD STREET, LLC
PARCEL NO.:	4172 073
PARCEL ADDRESS:	2580 - 3RD ST, #10
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$402,117.00
APPLICANT'S OPINION:	$300,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3817
APPLICANT:	CBS OUTDOOR, INC.
PARCEL NO.:	2011200929
PARCEL ADDRESS:	VARIOUS LOCATIONS,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$5,176,577.00
APPLICANT'S OPINION:	$4,100,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

16) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3818
APPLICANT:	CLEAR CHANNEL OUTDOOR, INC.
PARCEL NO.:	2011204540
PARCEL ADDRESS:	VARIOUS LOCATIONS,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$9,862,172.00
APPLICANT'S OPINION:	$6,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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Disability Access – The hearing room is wheelchair accessible.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, February 12, 2013, at 1:32 p.m.

Present: Louisa Mendoza, Meg Ruxton and Mervin Conlan

Quorum present

Chairperson: Mervin Conlan, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2011 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-1565	2572-80 Third Street, LLC	Verbal Stipulation Approved
2011-1568	2572-80 Third Street, LLC	Verbal Stipulation Approved

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The following listed applicants for change in the assessed valuation of property affecting the various assessment roll having not been present for hearing as scheduled, the Board took action at a previous hearing on the original of the respective applications:

Appeal No.	Name	Disposition
2011-1569	2572-80 Third street, LLC	Withdrawn
2011-1571	2572-80 Third street, LLC	Withdrawn
2011-1572	2572-80 Third street, LLC	Withdrawn
2011-1573	2572-80 Third street, LLC	Withdrawn
2011-1575	2572-80 Third street, LLC	Withdrawn
2011-1576	2572-80 Third street, LLC	Withdrawn
2011-1578	2572-80 Third street, LLC	Withdrawn
2011-1579	2572-80 Third street, LLC	Withdrawn
2011-1580	2572-80 Third street, LLC	Withdrawn
2011-1581	2572-80 Third street, LLC	Withdrawn
2011-1583	2572-80 Third street, LLC	Withdrawn
2011-3817	CBS Outdoor, Inc.	Postponed
2011-3818	Clear Channel Outdoor, Inc.	Postponed

There being no further business, the Board, at the hour of 2:20 p.m. recessed to reconvene on Wednesday, February 13, 2013, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

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Approved by the Board on Wednesday, February 13, 2013

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Fax: (415) 554-6775
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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, February 13, 2013
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1447
APPLICANT:	JOHN BRUNO 1999 TRUST
PARCEL NO.:	3584 060
PARCEL ADDRESS:	0134 0140 HANCOCK ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,176,200.00
APPLICANT'S OPINION:	$1,507,888.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

DATE POSTED
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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1495
APPLICANT:	CHAN, DAVID
PARCEL NO.:	2410 029C
PARCEL ADDRESS:	0533 0535 TARAVAL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,135,088.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3473
APPLICANT:	SHAIKH, USMAN
PARCEL NO.:	3576 113
PARCEL ADDRESS:	0659 0661 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,766,771.00
APPLICANT'S OPINION:	$1,548,279.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3474
APPLICANT:	SHAIKH, USMAN
PARCEL NO.:	3576 061
PARCEL ADDRESS:	0657 VALENCIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$339,140.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3705
APPLICANT:	SU, JACK
PARCEL NO.:	1046 022
PARCEL ADDRESS:	0600 PRESIDIO AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,863,893.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3721
APPLICANT:	TAN, ANGELINA
PARCEL NO.:	1781 046
PARCEL ADDRESS:	2533 2537 IRVING ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,770,661.00
APPLICANT'S OPINION:	$1,250,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3784
APPLICANT:	MA, MOHAN
PARCEL NO.:	7085 021
PARCEL ADDRESS:	0618 RANDOLPH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$815,995.00
APPLICANT'S OPINION:	$560,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3799
APPLICANT:	YINMING INVESTMENT CO.
PARCEL NO.:	1442 047
PARCEL ADDRESS:	0320 11TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,677,340.00
APPLICANT'S OPINION:	$2,202,832.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3800
APPLICANT:	S & P FAMILY TRUST 2007
PARCEL NO.:	1462 017
PARCEL ADDRESS:	0491 - 30TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,903,988.00
APPLICANT'S OPINION:	$1,600,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3814
APPLICANT:	SMITH, CAROL
PARCEL NO.:	4010 001H
PARCEL ADDRESS:	0566 KANSAS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,665,293.00
APPLICANT'S OPINION:	$1,300,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3819
APPLICANT:	GOOGLE, INC.
PARCEL NO.:	2011208025
PARCEL ADDRESS:	0345 SPEAR ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$23,259,468.00
APPLICANT'S OPINION:	$1,352,588.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3820
APPLICANT:	DIRECTV, INC.
PARCEL NO.:	2011204205
PARCEL ADDRESS:	VARIOUS LOCATIONS ,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$6,449,770.00
APPLICANT'S OPINION:	$386,986.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3821
APPLICANT:	ROVI CORP.
PARCEL NO.:	2011207280
PARCEL ADDRESS:	0795 FOLSOM ST, 0200
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$1,713,604.00
APPLICANT'S OPINION:	$122,433.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, February 13, 2013 at 9:30 a.m.

Present: Richard Lee, Mervin Conlan and Ed Campaña

Quorum present

Chairperson: Ed Campaña, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2011 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-3473	Usman Shaikh	Denied-No Show
2011-3474	Usman Shaikh	Denied-No Show
2011-3814	Carol Smith	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years having not been present for hearing as scheduled, the Board took action at a previous meeting on the original of the respective applications:

Appeal No.	Name	Disposition
2011-1447	John Bruno 1999 Trust	Withdrawn
2011-1495	David Chan	Withdrawn
2011-3705	Jack Su	Withdrawn
2011-3721	Angelina Tan	Withdrawn
2011-3784	Mohan Ma	Withdrawn
2011-3799	Yinming Investment Co.	Withdrawn
2011-3800	S & P Family Trust 2007	Withdrawn
2011-3819	Google, Inc	Withdrawn
2011-3820	DirecTV, Inc.	Postponed
2011-3821	Rovi Corp	Postponed

There being no further business, the Board, at the hour of 9:55 a.m., recessed to reconvene Tuesday, February 19, at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Friday, February 15, 2013

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, February 14, 2013
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3206
APPLICANT:	GAP, INC. (LESSEE)
PARCEL NO.:	3741 035
PARCEL ADDRESS:	0002 FOLSOM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$195,483,565.00
APPLICANT'S OPINION:	$88,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3429
APPLICANT:	THOR 760M LLC
PARCEL NO.:	0328 001
PARCEL ADDRESS:	0760 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$72,195,059.00
APPLICANT'S OPINION:	$21,657,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1528
APPLICANT:	GAP, INC.
PARCEL NO.:	3741 035
PARCEL ADDRESS:	0002 FOLSOM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$195,020,268.00
APPLICANT'S OPINION:	$97,100,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5316
APPLICANT:	THOR 760M LLC
PARCEL NO.:	0328 001
PARCEL ADDRESS:	0760 MARKET ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$130,000,000.00
APPLICANT'S OPINION:	$38,996,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5447
APPLICANT:	THOR 760M LLC
PARCEL NO.:	0328 001
PARCEL ADDRESS:	0760 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$130,000,000.00
APPLICANT'S OPINION:	$38,996,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1814
APPLICANT:	SF DESIGN CENTER INVESTORS LLC C/O RREEF
PARCEL NO.:	3910 001
PARCEL ADDRESS:	0002 0098 HENRY ADAMS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$57,611,509.00
APPLICANT'S OPINION:	$30,083,291.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1816
APPLICANT:	SF DESIGN CENTER INVESTORS LLC C/O RREEF
PARCEL NO.:	3910 005
PARCEL ADDRESS:	0000,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,557,330.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1818
APPLICANT:	SF DESIGN CENTER INVESTORS LLC C/O RREEF
PARCEL NO.:	3910 006
PARCEL ADDRESS:	0000 V,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,212.00
APPLICANT'S OPINION:	$5,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1820
APPLICANT:	SF DESIGN CENTER INVESTORS LLC C/O RREEF
PARCEL NO.:	3915 001
PARCEL ADDRESS:	0101 HENRY ADAMS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$16,147,576.00
APPLICANT'S OPINION:	$8,348,032.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1822
APPLICANT:	SF DESIGN CENTER INVESTORS LLC C/O RREEF
PARCEL NO.:	3915 002
PARCEL ADDRESS:	0101 HENRY ADAMS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$16,099,544.00
APPLICANT'S OPINION:	$8,300,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1823
APPLICANT:	SF DESIGN CENTER INVESTORS LLC C/O RREEF
PARCEL NO.:	3915 003
PARCEL ADDRESS:	0101 HENRY ADAMS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$16,099,544.00
APPLICANT'S OPINION:	$8,300,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1828
APPLICANT:	SF DESIGN CENTER INVESTORS LLC C/O RREEF
PARCEL NO.:	3915 004
PARCEL ADDRESS:	0101 HENRY ADAMS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$16,099,544.00
APPLICANT'S OPINION:	$8,300,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1829
APPLICANT:	SF DESIGN CENTER INVESTORS LLC C/O RREEF
PARCEL NO.:	3916 002
PARCEL ADDRESS:	0102 HENRY ADAMS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,667,823.00
APPLICANT'S OPINION:	$4,300,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2450
APPLICANT:	GRAND HYATT SF GENERAL PARTNERSHIP
PARCEL NO.:	0295 016
PARCEL ADDRESS:	0345 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$170,805,792.00
APPLICANT'S OPINION:	$83,443,594.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2695
APPLICANT:	MARKET FRONT ASSOCIATES LIMITED
PARCEL NO.:	0266 007
PARCEL ADDRESS:	0032 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,170,118.00
APPLICANT'S OPINION:	$7,450,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

17) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2696
APPLICANT:	MARKET FRONT ASSOCIATES LIMITED
PARCEL NO.:	0266 009
PARCEL ADDRESS:	0001 FRONT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$126,346,861.00
APPLICANT'S OPINION:	$92,550,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

18) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3847
APPLICANT:	GAP, INC.
PARCEL NO.:	3741 035
PARCEL ADDRESS:	0002 FOLSOM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$207,259,591.00
APPLICANT'S OPINION:	$109,070,821.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3926
APPLICANT:	THOR 760M LLC
PARCEL NO.:	0328 001
PARCEL ADDRESS:	0760 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$130,668,479.00
APPLICANT'S OPINION:	$39,197,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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Disability Access -- The hearing room is wheelchair accessible.

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Friday, February 15, 2013
9:30 AM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2994
APPLICANT:	PAGE GROUP LLC
PARCEL NO.:	1219 039
PARCEL ADDRESS:	1158 PAGE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,841,316.00
APPLICANT'S OPINION:	$2,300,900.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
FEB 05 2013
Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3822
APPLICANT:	SALESFORCE.COM
PARCEL NO.:	2011206386
PARCEL ADDRESS:	0001 MARKET SPEAR TOWER, 0900
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$10,955,736.00
APPLICANT'S OPINION:	$5,500,800.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3823
APPLICANT:	SALESFORCE.COM
PARCEL NO.:	2011211087
PARCEL ADDRESS:	0123 MISSION ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$10,333,433.00
APPLICANT'S OPINION:	$5,200,700.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3824
APPLICANT:	SALESFORCE.COM
PARCEL NO.:	2011209077
PARCEL ADDRESS:	0001 CALIFORNIA ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$20,630,669.00
APPLICANT'S OPINION:	$10,301,300.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3825
APPLICANT:	'SALESFORCE.COM
PARCEL NO.:	2011204364
PARCEL ADDRESS:	0001 MARKET LANDMARK BLDG, 0300
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$29,829,159.00
APPLICANT'S OPINION:	$14,900,600.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3838
APPLICANT:	S & S CAPITAL PARTNERS LLC
PARCEL NO.:	3553 054
PARCEL ADDRESS:	1501 - 15TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,603,717.00
APPLICANT'S OPINION:	$1,900,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3895
APPLICANT:	MINTON, JEAN
PARCEL NO.:	1182 015
PARCEL ADDRESS:	0624 0628 BRODERICK ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,447,039.00
APPLICANT'S OPINION:	$1,800,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3955
APPLICANT:	CHEN, YU JUN
PARCEL NO.:	5279 009
PARCEL ADDRESS:	1620V KIRKWOOD AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$206,541.00
APPLICANT'S OPINION:	$40,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3956
APPLICANT:	CHEN, YU JUN
PARCEL NO.:	5279 010
PARCEL ADDRESS:	1628 KIRKWOOD AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$501,880.00
APPLICANT'S OPINION:	$250,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4038
APPLICANT:	VALEN, FRESHNEDIE
PARCEL NO.:	1932 052
PARCEL ADDRESS:	1675 - 11TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,085,510.00
APPLICANT'S OPINION:	$1,020,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4040
APPLICANT:	LIANG, JACKIE
PARCEL NO.:	6309D026
PARCEL ADDRESS:	0219 0221 PEABODY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$655,350.00
APPLICANT'S OPINION:	$562,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4048
APPLICANT:	LIU, YONGKANG
PARCEL NO.:	4967 047
PARCEL ADDRESS:	1128 INGERSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$600,000.00
APPLICANT'S OPINION:	$530,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4049
APPLICANT:	REVERSAT, ANTHONY
PARCEL NO.:	0940 029
PARCEL ADDRESS:	2828 GREENWICH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,702,569.00
APPLICANT'S OPINION:	$4,232,235.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Friday, February 15, 2013, at 9:30 a.m.

Present: Mark Watts, Mervin Conlan and Ed Campaña

Quorum present

Chairperson: Mark Watts, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2011 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2011-4040	Jackie Liang	Verbal Stipulation Approved

The following listed applicant for change in the assessed valuation of property affecting the 2011 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2011-3895	Jean Minton	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years having not been present for hearing as scheduled, the Board took action at a previous meeting on the original of the respective applications:

Appeal No.	Name	Disposition
2011-2994	Page Group LLC	Withdrawn
2011-3822	Salesforce.com	Postponed
2011-3823	Salesforce.com	Postponed
2011-3824	Salesforce.com	Postponed
2011-3825	Salesforce.com	Postponed
2011-3838	S & S Capital Partners LLC	Postponed
2011-3955	Yu Jun Chen	Withdrawn
2011-3956	Yu Jun Chen	Withdrawn
2011-4038	Freshnedie Valen	Withdrawn
2011-4048	Yongkang Liu	Withdrawn
2011-4049	Anthony Reversat	Withdrawn

There being no further business, the Board, at the hour of 9:50 a.m., recessed to reconvene Tuesday, February 19, 2013 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, March 4, 2013

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, February 19, 2013
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3893
APPLICANT:	GRANT, SCOTT
PARCEL NO.:	3961 006
PARCEL ADDRESS:	0354 0358 UTAH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,977,116.00
APPLICANT'S OPINION:	$1,300,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3904
APPLICANT:	SAVE MART
PARCEL NO.:	1175 031
PARCEL ADDRESS:	1780 1790 FULTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,320,248.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3906
APPLICANT:	SAVE MART
PARCEL NO.:	1175 168
PARCEL ADDRESS:	1750 FULTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$20,013,926.00
APPLICANT'S OPINION:	$15,353,830.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3908
APPLICANT:	SAVE MART
PARCEL NO.:	7255 002
PARCEL ADDRESS:	1595 SLOAT BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$27,827,955.00
APPLICANT'S OPINION:	$20,533,884.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4064
APPLICANT:	NGUYEN, ISABELLE
PARCEL NO.:	2381 042
PARCEL ADDRESS:	2414 - 45TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$680,000.00
APPLICANT'S OPINION:	$579,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4090
APPLICANT:	KHAVUL, MIKHAIL
PARCEL NO.:	1753 001
PARCEL ADDRESS:	0301 HUGO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,610,496.00
APPLICANT'S OPINION:	$1,400,370.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4091
APPLICANT:	KHAVUL, MIKHAIL
PARCEL NO.:	1230 019
PARCEL ADDRESS:	0532 COLE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,819,808.00
APPLICANT'S OPINION:	$1,550,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4092
APPLICANT:	KHAVUL, MIKHAIL
PARCEL NO.:	1379 034A
PARCEL ADDRESS:	1845 LAKE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,854,420.00
APPLICANT'S OPINION:	$1,600,780.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4113
APPLICANT:	KU, CHRISTINA
PARCEL NO.:	3995 123
PARCEL ADDRESS:	2030 - 3RD ST, UNIT 19
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$804,178.00
APPLICANT'S OPINION:	$680,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4115
APPLICANT:	ALMAS, ERIK
PARCEL NO.:	1219 059
PARCEL ADDRESS:	1110 PAGE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,340,000.00
APPLICANT'S OPINION:	$890,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4140
APPLICANT:	DONAHUE, RICHARD
PARCEL NO.:	2979 012
PARCEL ADDRESS:	0820 0824 ULLOA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,386,503.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4143
APPLICANT:	DONAHUE, RICHARD
PARCEL NO.:	2979 013
PARCEL ADDRESS:	0840 0850 ULLOA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,279,851.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4176
APPLICANT:	NAHRGANG, JONATHAN
PARCEL NO.:	1352 040
PARCEL ADDRESS:	0069 - 06TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,333,330.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4181
APPLICANT:	BEDIKIAN, ARTHUR
PARCEL NO.:	6148 008
PARCEL ADDRESS:	0844 DARTMOUTH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$620,000.00
APPLICANT'S OPINION:	$575,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4247
APPLICANT:	LEE, JOHN
PARCEL NO.:	1649 012
PARCEL ADDRESS:	3030 3032 FULTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,389,668.00
APPLICANT'S OPINION:	$1,051,500.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, February 19, 2013 at 1:35 p.m.

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Present: Louis Mendoza, Mervin Conlan and Fred Perez

Quorum present

Chairperson: Louis Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting the various assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-3893	Scott Grant	Submitted
2011-4113	Christina Ku	Submitted
2011-4115	Erik Almas	Submitted
2011-4181	Arthur Bedikian	Submitted

At the hour of 3:15 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 3:40 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-3893	Scott Grant	A.V.Lowered (Board)
2011-4113	Christina Ku	A.V.Lowered (Board)
2011-4115	Erik Almas	A.V.Lowered (Board)
2011-4181	Arthur Bedikian	A.V.Lowered (Board)

The following listed applicant for change in the assessed valuation of property affecting the 2011 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2011-4247	John Lee	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the 2011 assessment roll having not been present for hearing as scheduled, the Board took action at a previous hearing on the original of the respective applications:

Appeal No.	Name	Disposition
2011-3904	Save Mart	Withdrawn
2011-3906	Save Mart	Withdrawn

Appeal No.	Name	Disposition (Continued)
2011-3908	Save Mart	Withdrawn
2011-4064	Isabelle Nguyen	Postponed
2011-4090	Mikhail Khavul	Withdrawn
2011-4091	Mikhail Khavul	Withdrawn
2011-4092	Mikhail Khavul	Withdrawn
2011-4140	Richard Donahue	Withdrawn
2011-4143	Richard Donahue	Withdrawn
2011-4176	Jonathan Nahrgang	Postponed

There being no further business, the Board, at the hour of 3:45 p.m. recessed to reconvene on Wednesday, February 20, 2013, at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, February 25, 2013

Phone: (415) 554-6778
Fax: (415) 554-6775
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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, February 20, 2013
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3978
APPLICANT:	CAPSTAR SAN FRANCISCO COMPANY
PARCEL NO.:	0020 001
PARCEL ADDRESS:	0211 BEACH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$111,200,183.00
APPLICANT'S OPINION:	$33,350,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3988
APPLICANT:	VNO PATSON GEARY LP
PARCEL NO.:	1433 009
PARCEL ADDRESS:	3700 GEARY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$15,493,305.00
APPLICANT'S OPINION:	$4,648,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4059
APPLICANT:	KHANIN, DIMITRY
PARCEL NO.:	1168 041
PARCEL ADDRESS:	2749 MCALLISTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,493,328.00
APPLICANT'S OPINION:	$865,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4129
APPLICANT:	HARRISON-ALAMEDA JLFT LLC
PARCEL NO.:	3925 001
PARCEL ADDRESS:	0000 V,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$160,549.00
APPLICANT'S OPINION:	$80,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4130
APPLICANT:	HARRISON-ALAMEDA JLFT LLC
PARCEL NO.:	3901 003
PARCEL ADDRESS:	1717 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,435,910.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4132
APPLICANT:	HARRISON-ALAMEDA JLFT LLC
PARCEL NO.:	3901 004
PARCEL ADDRESS:	1717 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,769,608.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4133
APPLICANT:	HARRISON-ALAMEDA JLFT LLC
PARCEL NO.:	3901 005
PARCEL ADDRESS:	1717 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$13,026,747.00
APPLICANT'S OPINION:	$9,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4139
APPLICANT:	DOHENY-VIDOVICH PARTNERS
PARCEL NO.:	3912 001
PARCEL ADDRESS:	0045 RHODE ISLAND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,015,994.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4141
APPLICANT:	DOHENY-VIDOVICH PARTNERS
PARCEL NO.:	3912 003
PARCEL ADDRESS:	0025 DIVISION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,063,984.00
APPLICANT'S OPINION:	$6,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4182
APPLICANT:	THE ART INSTITUTE OF CALIFORNIA SAN FRANCISCO
PARCEL NO.:	2011205559
PARCEL ADDRESS:	1170 MARKET ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$15,052,310.00
APPLICANT'S OPINION:	$3,932,391.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4183
APPLICANT:	COSTCO WHOLESALE, INC.
PARCEL NO.:	3524 066
PARCEL ADDRESS:	0450 - 10TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$38,341,232.00
APPLICANT'S OPINION:	$25,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4212
APPLICANT:	149 MORRIS, LLC
PARCEL NO.:	1435 043
PARCEL ADDRESS:	0203 0211 CLEMENT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,611,181.00
APPLICANT'S OPINION:	$1,039,445.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4303
APPLICANT:	MEDINA, GERARDO
PARCEL NO.:	5518 016
PARCEL ADDRESS:	3161 3163 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,014,929.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, February 20, 2013
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4954
APPLICANT:	PUBLIC STORAGE INC.
PARCEL NO.:	3511 037
PARCEL ADDRESS:	1065V MINNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$238,703.00
APPLICANT'S OPINION:	$119,352.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4955
APPLICANT:	PUBLIC STORAGE INC.
PARCEL NO.:	3511 038
PARCEL ADDRESS:	1063V MINNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$238,703.00
APPLICANT'S OPINION:	$119,352.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4956
APPLICANT:	PUBLIC STORAGE INC.
PARCEL NO.:	3511 039
PARCEL ADDRESS:	1053 1059 MINNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$537,087.00
APPLICANT'S OPINION:	$268,544.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4957
APPLICANT:	PUBLIC STORAGE INC.
PARCEL NO.:	3511 093
PARCEL ADDRESS:	0099 SO VAN NESS AV,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$15,913,783.00
APPLICANT'S OPINION:	$7,956,892.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, February 20, 2013 at 1:42 p.m.

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FEB 28 2013
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Present: Mervin Conlan, John McGary and Fred Perez

Quorum present

Chairperson: Mervin Conlan, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2009 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-4954	Public Storage, Inc.	Board approved amending application from regular to escape assessment and clarified its decision issued on 3/29/12.
2009-4955	Public Storage, Inc.	Same as above.
2009-4596	Public Storage, Inc.	Same as above.
2009-4597	Public Storage, Inc.	Same as above.

There being no further business, the Board, at the hour of 2:03 p.m. recessed to reconvene on Monday, February 25, 2013, at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, February 27, 2013

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, February 25, 2013
1:30 PM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3899
APPLICANT:	HUE, BENSON
PARCEL NO.:	2026 021
PARCEL ADDRESS:	1600 NORIEGA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,640,390.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4177
APPLICANT:	NAVARRO, HECTOR
PARCEL NO.:	1597 044
PARCEL ADDRESS:	4645 BALBOA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,595,469.00
APPLICANT'S OPINION:	$1,000,810.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4233
APPLICANT:	DLAI INVESTMENT LLC
PARCEL NO.:	4830 015
PARCEL ADDRESS:	1590 YOSEMITE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,161,635.00
APPLICANT'S OPINION:	$485,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4234
APPLICANT:	DLAI INVESTMENT LLC
PARCEL NO.:	4830 001
PARCEL ADDRESS:	1500 YOSEMITE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,005,139.00
APPLICANT'S OPINION:	$24,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4236
APPLICANT:	D&B DEVELOPMENT INC
PARCEL NO.:	4829 019
PARCEL ADDRESS:	1433 VAN DYKE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,568,623.00
APPLICANT'S OPINION:	$466,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4238
APPLICANT:	WANG REVOCABLE TRUST
PARCEL NO.:	2408 051
PARCEL ADDRESS:	0743 TARAVAL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,035,511.00
APPLICANT'S OPINION:	$903,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4239
APPLICANT:	WANG REVOCABLE TRUST
PARCEL NO.:	2408 044
PARCEL ADDRESS:	0733 TARAVAL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,023,672.00
APPLICANT'S OPINION:	$601,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4263
APPLICANT:	FENG, WEI MING
PARCEL NO.:	5811 026
PARCEL ADDRESS:	0877V MOULTRIE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$367,759.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4264
APPLICANT:	FENG, WEI MING
PARCEL NO.:	5811 027
PARCEL ADDRESS:	0875V MOULTRIE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$367,759.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4265
APPLICANT:	FENG, WEI MING
PARCEL NO.:	5811 028
PARCEL ADDRESS:	0873V MOULTRIE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$367,759.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4267
APPLICANT:	FENG, WEI MING
PARCEL NO.:	5811 023
PARCEL ADDRESS:	0893V MOULTRIE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$341,462.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4269
APPLICANT:	YU, ANNA
PARCEL NO.:	5811 025
PARCEL ADDRESS:	0881V MOULTRIE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$266,665.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4271
APPLICANT:	YU, ANNA
PARCEL NO.:	5811 024
PARCEL ADDRESS:	0885V MOULTRIE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$479,998.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, February 25, 2013 at 1:30 p.m.

GOVERNMENT DOCUMENTS DEP
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Present: Louis Mendoza, Meg Ruxton and Mervin Conlan

Quorum present

Chairperson: Mervin Conlan, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2011 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-4263	Wei Ming Feng	A.V.Lowered (Assessor)
2011-4264	Wei Ming Feng	A.V.Lowered (Assessor)
2011-4265	Wei Ming Feng	A.V.Lowered (Assessor)
2011-4267	Wei Ming Feng	A.V.Lowered (Assessor)

The following listed applicants for change in the assessed valuation of property affecting the 2011 assessment roll having not been present for hearing as scheduled, the Board took action at a previous hearing on the original of the respective applications:

Appeal No.	Name	Disposition
2011-3899	Benson Hue	Withdrawn
2011-4177	Hector Navarro	Withdrawn
2011-4233	Dlai Investment LLC	Withdrawn
2011-4234	Dlai Investment LLC	Withdrawn
2011-4236	D&B Development Inc.	Withdrawn
2011-4238	Wang Revocable Trust	Withdrawn
2011-4239	Wang Revocable Trust	Withdrawn
2011-4269	Anna Yu	Withdrawn
2011-4271	Anna Yu	Withdrawn

There being no further business, the Board, at the hour of 2:10 p.m. recessed to reconvene on Wednesday, February 27, 2013, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, February 27, 2013

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Fax: (415) 554-6775
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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, February 26, 2013
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0823
APPLICANT:	CB-1 HOTEL, LLC
PARCEL NO.:	3706 270
PARCEL ADDRESS:	0757 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$91,667,429.00
APPLICANT'S OPINION:	$33,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
FEB 21 2013
Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0824
APPLICANT:	CB-1 ENTERTAINMENT PARTNERS
PARCEL NO.:	3706 271
PARCEL ADDRESS:	0000,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,285,353.00
APPLICANT'S OPINION:	$2,750,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0850
APPLICANT:	CDC San Francisco, LLC
PARCEL NO.:	3724 072
PARCEL ADDRESS:	0888 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$191,880,776.00
APPLICANT'S OPINION:	$95,940,389.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2623
APPLICANT:	CDC San Francisco, LLC
PARCEL NO.:	3724 072
PARCEL ADDRESS:	0888 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$189,918,370.00
APPLICANT'S OPINION:	$92,800,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2697
APPLICANT:	BARNEY'S, INC
PARCEL NO.:	0328 003
PARCEL ADDRESS:	0048 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$20,716,508.00
APPLICANT'S OPINION:	$12,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2698
APPLICANT:	BARNEY'S, INC
PARCEL NO.:	0328 004
PARCEL ADDRESS:	0048 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$47,355,407.00
APPLICANT'S OPINION:	$30,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2699
APPLICANT:	STOCKTON STREET PROPERTIES
PARCEL NO.:	0328 002
PARCEL ADDRESS:	0002 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$34,790,469.00
APPLICANT'S OPINION:	$25,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2819
APPLICANT:	650 TOWNSEND ASSOCIATES LLC
PARCEL NO.:	3783 009
PARCEL ADDRESS:	0699 - 08TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$122,305,411.00
APPLICANT'S OPINION:	$65,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3215
APPLICANT:	VII MP San Francisco HOTEL OWNER LLC
PARCEL NO.:	3706 270
PARCEL ADDRESS:	0757 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$99,343,195.00
APPLICANT'S OPINION:	$52,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3217
APPLICANT:	VII MP San Francisco HOTEL OWNER LLC
PARCEL NO.:	3706 271
PARCEL ADDRESS:	0000,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,327,955.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3249
APPLICANT:	MF/SIC 180 MONTGOMERY LLC c/o SWIG INVESTMENT CO
PARCEL NO.:	0289 009
PARCEL ADDRESS:	0180 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$133,602,510.00
APPLICANT'S OPINION:	$50,023,649.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4063
APPLICANT:	CDC San Francisco, LLC
PARCEL NO.:	3724 072
PARCEL ADDRESS:	0888 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$189,795,746.00
APPLICANT'S OPINION:	$98,770,183.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, February 27, 2013
9:30 AM

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The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3933
APPLICANT:	PERALTA DEVELOPMENT LLC
PARCEL NO.:	5696 003
PARCEL ADDRESS:	0920V PERALTA AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$63,001.00
APPLICANT'S OPINION:	$10,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3935
APPLICANT:	PERALTA DEVELOPMENT LLC
PARCEL NO.:	5696 004
PARCEL ADDRESS:	0926V PERALTA AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$63,001.00
APPLICANT'S OPINION:	$10,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3938
APPLICANT:	PERALTA DEVELOPMENT LLC
PARCEL NO.:	5696 028
PARCEL ADDRESS:	0311V BRADFORD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$63,001.00
APPLICANT'S OPINION:	$10,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3940
APPLICANT:	PERALTA DEVELOPMENT LLC
PARCEL NO.:	5696 029
PARCEL ADDRESS:	0317V BRADFORD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$63,001.00
APPLICANT'S OPINION:	$10,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3942
APPLICANT:	PERALTA DEVELOPMENT LLC
PARCEL NO.:	5696 030
PARCEL ADDRESS:	0309V BRADFORD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$63,001.00
APPLICANT'S OPINION:	$10,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3968
APPLICANT:	MURPHY & MOORE FAMILY TRUST
PARCEL NO.:	3610 050
PARCEL ADDRESS:	0540 CAPP ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,655,515.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4364
APPLICANT:	RMSV BAY CITI PRPTS B10 DE LLC
PARCEL NO.:	1441 004
PARCEL ADDRESS:	0325 - 09TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,383,197.00
APPLICANT'S OPINION:	$1,198,404.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4371
APPLICANT:	TROPHY PROPERTIES B10 DE LLC
PARCEL NO.:	6596 015
PARCEL ADDRESS:	3264 3274 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,735,903.00
APPLICANT'S OPINION:	$902,576.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4372
APPLICANT:	TROPHY PROPERTIES B10 DE LLC
PARCEL NO.:	1026 017
PARCEL ADDRESS:	2038 DIVISADERO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,370,703.00
APPLICANT'S OPINION:	$2,210,179.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4373
APPLICANT:	TROPHY PROPERTIES B10 DE LLC
PARCEL NO.:	1367 025
PARCEL ADDRESS:	4540 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,197,807.00
APPLICANT'S OPINION:	$1,608,482.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4374
APPLICANT:	TROPHY PROPERTIES B10 DE LLC
PARCEL NO.:	2047 057
PARCEL ADDRESS:	1855 - 10TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,685,890.00
APPLICANT'S OPINION:	$1,805,899.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4375
APPLICANT:	TROPHY PROPERTIES B10 DE LLC
PARCEL NO.:	3558 004
PARCEL ADDRESS:	0340 CHURCH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,524,215.00
APPLICANT'S OPINION:	$1,804,223.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6289
APPLICANT:	ALLAN AUTOMATIC SPRINKLER SVC LLC
PARCEL NO.:	5596 013
PARCEL ADDRESS:	0390 BAY SHORE BLVD,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,300,000.00
APPLICANT'S OPINION:	$1,620,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, February 27, 2013, at 9:30 a.m.

Present: Meg Ruxton, Mervin Conlan and Fred Perez

Quorum present

Chairperson: Mervin Conlan, Presiding

On the following listed application for change in the assessed valuation of property affecting 2009 assessment roll, the Board heard evidence and testimony from the both parties in support of a Verbal Stipulation Agreement. The Board then took certain action, as specified under this date, on the original of the respective application:

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Appeal No.	Name	Disposition
2011-6289	Allan Automatic Sprinkler SV	Verbal Stipulation Approved

The following listed applicant for change in the assessed valuation of property affecting the 2011 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-3933	Peralta Development LLC	Denied-No Show
2011-3935	Peralta Development LLC	Denied-No Show
2011-3938	Peralta Development LLC	Denied-No Show
2011-3940	Peralta Development LLC	Denied-No Show
2011-3942	Peralta Development LLC	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years having not been present for hearing as scheduled, the Board took action at a previous meeting on the original of the respective applications:

Appeal No.	Name	Disposition
2011-3968	Murphy & Moore Family Trust	Withdrawn
2011-4364	RMSV Bay Citi Prpts B10 De LLC	Withdrawn
2011-4371	Trophy Properties B10 De LLC	Withdrawn
2011-4372	Trophy Properties B10 De LLC	Withdrawn
2011-4373	Trophy Properties B10 De LLC	Withdrawn
2011-4374	Trophy Properties B10 De LLC	Withdrawn
2011-4375	Trophy Properties B10 De LLC	Withdrawn

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There being no further business, the Board, at the hour of 10:20 a.m., recessed to reconvene Monday, March 4, 2013, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, March 4, 2013

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, February 27, 2013
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2007
APPLICANT:	JEONG, KENNY
PARCEL NO.:	0210A008
PARCEL ADDRESS:	0950 STOCKTON ST, 401
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$379,604.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2156
APPLICANT:	MCAULEY, LAURENCE
PARCEL NO.:	0539 026
PARCEL ADDRESS:	2271 2275 UNION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,771,236.00
APPLICANT'S OPINION:	$2,100,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2284
APPLICANT:	SCOTT, DAVID
PARCEL NO.:	0809 030
PARCEL ADDRESS:	0350 HAYES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$449,446.00
APPLICANT'S OPINION:	$290,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3122
APPLICANT:	PARK MACARTHUR ASSOC LLC
PARCEL NO.:	3788 039
PARCEL ADDRESS:	0345 BRANNAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,199,993.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3641
APPLICANT:	NAHIDI, BENNAM
PARCEL NO.:	3594 027A
PARCEL ADDRESS:	0801 0803 S SOUTH VAN NESS AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$980,000.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3642
APPLICANT:	NAHIDI, BENNAM
PARCEL NO.:	3594 027A
PARCEL ADDRESS:	0801 0803 S SOUTH VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,066,233.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3660
APPLICANT:	TSANG, FRANK
PARCEL NO.:	0635 007
PARCEL ADDRESS:	2426 2430 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,907,175.00
APPLICANT'S OPINION:	$2,400,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3835
APPLICANT:	1080 SUTTER STREET LLC
PARCEL NO.:	0279 011
PARCEL ADDRESS:	1080V SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,866,659.00
APPLICANT'S OPINION:	$1,900,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3837
APPLICANT:	870 HARRISON STREET LLC
PARCEL NO.:	3752 019
PARCEL ADDRESS:	0870 HARRISON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,037,325.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4032
APPLICANT:	CHANG, HENRY
PARCEL NO.:	0862 008
PARCEL ADDRESS:	0604 0612 WALLER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,999,225.00
APPLICANT'S OPINION:	$1,190,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4067
APPLICANT:	YASSO, JAMES
PARCEL NO.:	0218 017
PARCEL ADDRESS:	1520 1530 LARKIN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,001,478.00
APPLICANT'S OPINION:	$4,434,331.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4080
APPLICANT:	ACD INVESTMENT, LP
PARCEL NO.:	0251 001
PARCEL ADDRESS:	1059 LEAVENWORTH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,387,219.00
APPLICANT'S OPINION:	$3,700,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4089
APPLICANT:	FAIN, ELIZA
PARCEL NO.:	1429 001
PARCEL ADDRESS:	0203 0205 04TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,794,176.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, February 27, 2013, at 1:32 p.m.

Present: Richard Lee, Jeff Morris and Diane Robinson

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2011 roll year being present and heard, the Board took certain, as specified under this date, on the original of the respective application:

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Appeal No.	Name	Disposition
2011-2284	David Scott	A.V. Lowered (Assessor)

The following listed applicants for change in the assessed valuation of property affecting the 2011 roll year having not been present for hearing as scheduled, the Board took action at a previous meeting on the original of the respective applications:

Appeal No.	Name	Disposition
2011-2007	Kenny Jeong	Withdrawn
2011-2156	Laurence Mcauley	Postponed
2011-3122	Park MacArthur Assoc, LLC	Withdrawn
2011-3641	Bennam Nahidi	Postponed
2011-3642	Bennam Nahidi	Postponed
2011-3660	Frank Tsang	Withdrawn
2011-3835	1080 Sutter Street, LLC	Postponed
2011-3738	870 Harrison Street, LLC	Postponed
2011-4032	Henry Chang	Withdrawn
2011-4067	James Yasso	Withdrawn
2011-4080	ACD Investment, LP	Postponed
2011-4089	Eliza Fain	Withdrawn

There being no further business, the Board, at the hour of 2:13 p.m., recessed to reconvene Thursday, February 28, 2013, at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board February 28, 2013

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, February 28, 2013
1:30 PM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2974
APPLICANT:	TAYLOR, JOHN
PARCEL NO.:	0311 005
PARCEL ADDRESS:	0660 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$23,492,925.00
APPLICANT'S OPINION:	$11,436,054.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
FEB 21 2013
Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2087
APPLICANT:	VENYSTATE, INC.
PARCEL NO.:	0012 001
PARCEL ADDRESS:	2739 2755 TAYLOR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$16,715,583.00
APPLICANT'S OPINION:	$8,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2624
APPLICANT:	ARIZONA TEMPE HOTEL GROUP
PARCEL NO.:	3763 001
PARCEL ADDRESS:	0400 0416 02ND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$15,165,551.00
APPLICANT'S OPINION:	$10,627,180.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2781
APPLICANT:	625 MARKET ASSOCIATES LLC
PARCEL NO.:	3707 061
PARCEL ADDRESS:	0625 0631 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$26,781,652.00
APPLICANT'S OPINION:	$8,033,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2782
APPLICANT:	CHANG INCOME PROPERTY PARTNERSHIP LP
PARCEL NO.:	0163 005
PARCEL ADDRESS:	0909 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$29,276,544.00
APPLICANT'S OPINION:	$8,782,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3007
APPLICANT:	BRANNAN INVESTORS LP
PARCEL NO.:	3786 027
PARCEL ADDRESS:	0537 BRANNAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,618,904.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3009
APPLICANT:	BRANNAN INVESTORS LP
PARCEL NO.:	3786 028
PARCEL ADDRESS:	0525 BRANNAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,152,292.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3011
APPLICANT:	1645 PACIFIC AVENUE LLC
PARCEL NO.:	0595 013
PARCEL ADDRESS:	1645 1661 PACIFIC AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,215,672.00
APPLICANT'S OPINION:	$3,607,836.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3147
APPLICANT:	1045 MISSION LP
PARCEL NO.:	3726 109
PARCEL ADDRESS:	1045 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$31,310,377.00
APPLICANT'S OPINION:	$18,022,480.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3190
APPLICANT:	CIM URBAN REIT PROPERTIES, II
PARCEL NO.:	3787 024
PARCEL ADDRESS:	0260 TOWNSEND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$25,599,956.00
APPLICANT'S OPINION:	$15,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3214
APPLICANT:	TAYLOR, JOHN
PARCEL NO.:	0311 005
PARCEL ADDRESS:	0660 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$24,348,993.00
APPLICANT'S OPINION:	$7,150,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, February 28, 2013, at 1:30 p.m.

Present: Donna Crowder, Jeff Morris and Diane Robinson

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2011 roll year being present and heard, the Board took certain action, as specified under this date, on the respective applications:

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Appeal No.	Name	Disposition
2011-3007	Brannan Investors, LP	Submitted
2011-3009	Brannan Investors, LP	Submitted

At the hour of 3:02 p.m., the Board went into closed session to deliberate and take possible action on the above-referenced submitted cases. The Board reconvened in open session at 3:30 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-3007	Brannan Investors, LP	A.V. Lowered (Board)
2011-3009	Brannan Investors, LP	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took action at a previous meeting on the original of the respective applications:

Appeal No.	Name	Disposition
2010-2974	John Taylor	Postponed
2011-2087	Venystate, Inc.	Withdrawn
2011-2624	Arizona Tempe Hotel Group	Withdrawn
2011-2781	625 Market Associates, LLC	Withdrawn
2011-2782	Chang Income Property Partners	Postponed
2011-3011	1645 Pacific Avenue, LLC	Withdrawn
2011-3147	1045 Mission LP	Withdrawn
2011-3190	CIM Urban REIT Properties, II	Withdrawn
2011-3214	John Taylor	Postponed

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There being no further business, the Board, at the hour of 3:38 p.m., recessed to reconvene Tuesday, March 5, 2013, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Friday, March 8, 2013

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, March 04, 2013
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4028
APPLICANT:	AG/PRADO 1008 LARKIN LLC
PARCEL NO.:	0301 014
PARCEL ADDRESS:	0982 0990 POST/1008 LARKIN ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$5,516,247.00
APPLICANT'S OPINION:	$4,007,563.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	BASE YEAR

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4029
APPLICANT:	AG/PRADO 1008 LARKIN LLC
PARCEL NO.:	2011210479
PARCEL ADDRESS:	1008 LARKIN ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$1,401,410.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4207
APPLICANT:	AU, SIK-KEE
PARCEL NO.:	3580 001
PARCEL ADDRESS:	3703 3705 17TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,719,533.00
APPLICANT'S OPINION:	$1,754,693.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4378
APPLICANT:	APIC METROPOLIS PARKING LLC
PARCEL NO.:	0340 002
PARCEL ADDRESS:	0019 0025 MASON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,063,471.00
APPLICANT'S OPINION:	$797,602.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4379
APPLICANT:	APIC METROPOLIS PARKING LLC
PARCEL NO.:	0340 005
PARCEL ADDRESS:	P000,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$174,859.00
APPLICANT'S OPINION:	$131,144.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4380
APPLICANT:	APIC METROPOLIS PARKING LLC
PARCEL NO.:	0340 006
PARCEL ADDRESS:	P000,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$416,569.00
APPLICANT'S OPINION:	$312,426.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4381
APPLICANT:	APIC HOTEL METROPOLIS LLC
PARCEL NO.:	0340 004
PARCEL ADDRESS:	0002 0016 TURK ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,601,615.00
APPLICANT'S OPINION:	$4,951,210.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4396
APPLICANT:	HEITHAUS, MARK
PARCEL NO.:	3519 030
PARCEL ADDRESS:	0030 SHERIDAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,823,906.00
APPLICANT'S OPINION:	$794,200.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4400
APPLICANT:	SANTOS, FERDINAND
PARCEL NO.:	2861 012
PARCEL ADDRESS:	0170 SAN MARCOS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,844,151.00
APPLICANT'S OPINION:	$1,420,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4406
APPLICANT:	THAYER, RUFUS
PARCEL NO.:	4086 006C
PARCEL ADDRESS:	2270 2272 BRYANT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,626,913.00
APPLICANT'S OPINION:	$1,175,360.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4424
APPLICANT:	REST, LAUREL
PARCEL NO.:	1048 029A
PARCEL ADDRESS:	2825 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,350,000.00
APPLICANT'S OPINION:	$901,227.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4445
APPLICANT:	AROST, AIMEE
PARCEL NO.:	5721 017
PARCEL ADDRESS:	0365 RICHLAND AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$930,000.00
APPLICANT'S OPINION:	$804,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4446
APPLICANT:	MCGEE, PERVANCHE
PARCEL NO.:	6244 042
PARCEL ADDRESS:	0447 RAYMOND AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$309,716.00
APPLICANT'S OPINION:	$300,403.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

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Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, March 04, 2013
1:30 PM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2650
APPLICANT:	OSEGUERA, ANA VANESSA
PARCEL NO.:	5674 007
PARCEL ADDRESS:	0070 CORTLAND AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$611,067.00
APPLICANT'S OPINION:	$405,025.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	WITHDRAWN

3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2651
APPLICANT:	OSEGUERA, ANA VANESSA
PARCEL NO.:	5674 007
PARCEL ADDRESS:	0070 CORTLAND AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$612,367.00
APPLICANT'S OPINION:	$405,025.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3152
APPLICANT:	TO, JAMES
PARCEL NO.:	1241 001
PARCEL ADDRESS:	1007 HAIGHT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,849,708.00
APPLICANT'S OPINION:	$1,001,350.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3413
APPLICANT:	MURRAY, JOHN
PARCEL NO.:	1648 029
PARCEL ADDRESS:	0748 0758 06TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,415,303.00
APPLICANT'S OPINION:	$1,500,420.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4001
APPLICANT:	ZHENG, TONY
PARCEL NO.:	5559 015
PARCEL ADDRESS:	0221 BAY SHORE BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,799,440.00
APPLICANT'S OPINION:	$1,520,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4003
APPLICANT:	ZHENG, TONY
PARCEL NO.:	2040 002
PARCEL ADDRESS:	1711 - 09TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,227,691.00
APPLICANT'S OPINION:	$372,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4004
APPLICANT:	HU, MAY
PARCEL NO.:	6420 008
PARCEL ADDRESS:	0046 CHICAGO WAY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$580,000.00
APPLICANT'S OPINION:	$310,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4448
APPLICANT:	SEARS, IAN
PARCEL NO.:	1449 003
PARCEL ADDRESS:	0319 - 17TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,030,344.00
APPLICANT'S OPINION:	$885,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4458
APPLICANT:	WOOLL, MARGARET
PARCEL NO.:	2766 027
PARCEL ADDRESS:	4317 - 21ST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,443,884.00
APPLICANT'S OPINION:	$1,810,210.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4466
APPLICANT:	KOSTLAN, CATHERINE
PARCEL NO.:	2886 003
PARCEL ADDRESS:	0001 PACHECO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,244,648.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4469
APPLICANT:	RCM CAPITAL MANAGEMENT LLC
PARCEL NO.:	2011203854
PARCEL ADDRESS:	0555 MISSION ST, 1700
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$11,400,398.00
APPLICANT'S OPINION:	$8,713,954.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4482
APPLICANT:	BELLABEAN, INC.
PARCEL NO.:	2011211421
PARCEL ADDRESS:	0469 CASTRO ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$233,990.00
APPLICANT'S OPINION:	$72,324.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4749
APPLICANT:	BELLABEAN, INC.
PARCEL NO.:	2011208815
PARCEL ADDRESS:	0001 EMBARCADERO CTR,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$467,020.00
APPLICANT'S OPINION:	$287,213.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, March 4, 2013, at 9:30 a.m.

Present: Mark Watts, Mervin Conlan and Ed Campaña

4/10/13
2:26 pm

Quorum present

Chairperson: Mark Watts, Presiding

The following listed applicants for change in the assessed valuation of property affecting 2011 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-4406	Rufus Thayer	Verbal Stipulation Approved
2011-4424	Laurel Rust	Submitted

At the hour of 10:05 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted application. The Board reconvened in open session at 10:15 a.m. and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2011-4424	Laurel Rust	A.V. Lowered (Board)

The following listed applicant for change in the assessed valuation of property affecting the 2011 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-4446	Pervanche McGee	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the various assessment roll having not been present for hearing as scheduled, the Board took action at a previous hearing on the original of the respective applications:

Appeal No.	Name	Disposition
2011-4028	AG/Prado 1008 Larkin LLC	Withdrawn
2011-4029	AG/Prado 1008 Larkin LLC	Withdrawn
2011-4207	Sik-Kee Au	Postponed
2011-4378	APIC Metropolios Parking LLC	Withdrawn
2011-4379	APIC Metropolios Parking LLC	Withdrawn
2011-4380	APIC Metropolios Parking LLC	Withdrawn

Appeal No.	Name	Disposition (Continued)
2011-4381	APIC Hotel Metrropolis LLC	Withdrawn
2011-4396	Mark Heithaus	Withdrawn
2011-4400	Ferdinand Santos	Withdrawn
2011-4445	Aimee Arost	Withdrawn

RECESS

The Board, at the hour of 10:20 a.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:30 p.m.

Present: Meg Ruxton and Fred Perez

Quorum present

Chairperson: Meg Ruxton, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2011 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2011-4466	Catherine Kostlan	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the various assessment roll having not been present for hearing as scheduled, the Board took action at a previous hearing on the original of the respective applications:

Appeal No.	Name	Disposition
2011-2650	Ana Vanessa Oseguera	Withdrawn
2011-2651	Ana Vanessa Oseguera	Withdrawn
2011-3152	James To	Withdrawn
2011-3413	John Murray	Postponed
2011-4001	Tony Zheng	Withdrawn
2011-4003	Tony Zheng	Withdrawn
2011-4004	May Hu	Withdrawn
2011-4448	Ian Sears	Postponed
2011-4458	Margaret Wooll	Postponed
2011-4469	RCM Capital Management LLC	Postponed
2011-4482	Bellabean, Inc.	Withdrawn
2011-4749	Bellabean, Inc.	Withdrawn

There being no further business, the Board, at the hour of 2:00 p.m. recessed to reconvene on Wednesday, March 6, 2013, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Commissioner Watts approved for morning session on April 4, 2013
Commissioner Ruxton approved for Afternoon session on March 6, 2013

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, March 06, 2013
9:30 AM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4522
APPLICANT:	SIERRA INDUSTRIES WEST, LP
PARCEL NO.:	3526 016
PARCEL ADDRESS:	0290 DIVISION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,887,533.00
APPLICANT'S OPINION:	$4,213,780.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4524
APPLICANT:	LO, MONICA
PARCEL NO.:	1728 018
PARCEL ADDRESS:	1283 - 22ND AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,305,592.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4543
APPLICANT:	ENGRACIA, GINA
PARCEL NO.:	3053 027
PARCEL ADDRESS:	0376 HAZELWOOD AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,017,268.00
APPLICANT'S OPINION:	$920,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4642
APPLICANT:	NORTHWEST DEALER CO.
PARCEL NO.:	2025 003
PARCEL ADDRESS:	1700 NORIEGA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,032,541.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4643
APPLICANT:	NORTHWEST DEALER CO.
PARCEL NO.:	1444 023
PARCEL ADDRESS:	4856 GEARY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,128,457.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4647
APPLICANT:	C & A LENNON ENTERPRISES INC
PARCEL NO.:	3525 012
PARCEL ADDRESS:	0468 - 09TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,873,758.00
APPLICANT'S OPINION:	$1,350,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4648
APPLICANT:	SISKA, ROBERT
PARCEL NO.:	2771 059
PARCEL ADDRESS:	0630 ALVARADO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,671,319.00
APPLICANT'S OPINION:	$4,861,905.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4688
APPLICANT:	KEMLER, BRIAN
PARCEL NO.:	3557 014
PARCEL ADDRESS:	3330 3334 16TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,148,130.00
APPLICANT'S OPINION:	$3,346,408.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4690
APPLICANT:	NORIEGA CAPITAL GROUP LLC
PARCEL NO.:	2023 021
PARCEL ADDRESS:	1900 NORIEGA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,209,220.00
APPLICANT'S OPINION:	$1,650,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4693
APPLICANT:	NOE VISTA, LLC
PARCEL NO.:	1364 048
PARCEL ADDRESS:	4201 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,819,726.00
APPLICANT'S OPINION:	$1,640,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4695
APPLICANT:	MACHULE, DARREN
PARCEL NO.:	6793 011
PARCEL ADDRESS:	1794 SAN JOSE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$805,115.00
APPLICANT'S OPINION:	$740,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4699
APPLICANT:	106 TARA LLC
PARCEL NO.:	3557 057
PARCEL ADDRESS:	1935 1947 15TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,918,549.00
APPLICANT'S OPINION:	$3,000,500.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4726
APPLICANT:	MACHULE, DARREN
PARCEL NO.:	3649 011
PARCEL ADDRESS:	1090 DOLORES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,457,455.00
APPLICANT'S OPINION:	$1,300,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4735
APPLICANT:	BAYSHORE WAREHOUSE ASSOC LLC
PARCEL NO.:	5596 015
PARCEL ADDRESS:	0400 BAY SHORE BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,268,387.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, March 6, 2013, at 9:30 a.m.

Present: Louisa Medoza, Meg Ruxton and Mervin Conlan

Quorum present

Chairperson: Louisa Medoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting 2011 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-4642	Northwest Dealer Co.	Postponed at Hearing
2011-4647	C & A Lennon Enterprises Inc.	Verbal Stipulation Approved
2011-4688	Brian Kemler	Verbal Stipulation Approved
2011-4690	Noriega Capital Group LLC	Submitted
2011-4735	Bayshore Warehouse Assoc LLC	Submitted

At the hour of 11:35 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 11:55 a.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-4690	Noriega Capital Group LLC	A.V.Lowered (Board)
2011-4735	Bayshore Warehouse Assoc LLC	A.V.Lowered (Board)

The following listed applicant for change in the assessed valuation of property affecting the 2011 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2011-4726	Darren Machule	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the various assessment roll having not been present for hearing as scheduled, the Board took action at a previous hearing on the original of the respective applications:

Appeal No.	Name	Disposition
2011-4522	Sierra Industries West, LP	Withdrawn
2011-4524	Monica Lo	Withdrawn
2011-4543	Gina Engracia	Postponed

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Appeal No.	Name	Disposition (Continued)
2011-4643	Northwest Dealer Co.	Withdrawn
2011-4648	Robert Siska	Withdrawn
2011-4693	Noe Vista, LLC	Withdrawn
2011-4695	Darren Machule	Withdrawn
2011-4699	106 Tara LLC	Withdrawn

There being no further business, the Board, at the hour of 12:02 p.m. recessed to reconvene on Monday, March 11, 2013, at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, March 11, 2013

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, March 06, 2013
1:30 PM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2128
APPLICANT:	LUKRICH, JOHN
PARCEL NO.:	0418A014
PARCEL ADDRESS:	0007 CASA WAY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,347,667.00
APPLICANT'S OPINION:	$939,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5464
APPLICANT:	ROYAL TOWERS APARTMENT CORP
PARCEL NO.:	0128C054
PARCEL ADDRESS:	1750 TAYLOR ST, #1701
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,991,080.00
APPLICANT'S OPINION:	$2,796,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5481
APPLICANT:	WHITEHEAD FAMILY TRUST
PARCEL NO.:	0585 031
PARCEL ADDRESS:	2612 JACKSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,471,886.00
APPLICANT'S OPINION:	$1,389,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0741
APPLICANT:	HARNEY, JOSEPH
PARCEL NO.:	3779 028
PARCEL ADDRESS:	0575 - 7TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$474,855.00
APPLICANT'S OPINION:	$249,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0742
APPLICANT:	HARNEY, JOSEPH
PARCEL NO.:	3779 029
PARCEL ADDRESS:	0060 GILBERT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,424,573.00
APPLICANT'S OPINION:	$747,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2582
APPLICANT:	LUKRICH, JOHN
PARCEL NO.:	0418A014
PARCEL ADDRESS:	0007 CASA WAY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,342,103.00
APPLICANT'S OPINION:	$1,405,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4294
APPLICANT:	KHAVUL FAMILY 2000 REVOC TRUST
PARCEL NO.:	0842 029
PARCEL ADDRESS:	0625 0629 OAK ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,391,150.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5337
APPLICANT:	BACHMAN, LAWRENCE
PARCEL NO.:	6148 014
PARCEL ADDRESS:	0880 DARTMOUTH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$481,789.00
APPLICANT'S OPINION:	$37,207.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, March 07, 2013
9:30 AM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1012
APPLICANT:	ELPF/SUTTER HOLDINGS, LLC
PARCEL NO.:	0292 001
PARCEL ADDRESS:	0111 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$81,382,261.00
APPLICANT'S OPINION:	$54,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1441
APPLICANT:	LINCOLN ASB BUSH, LLC
PARCEL NO.:	0269 028
PARCEL ADDRESS:	0445 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$63,748,610.00
APPLICANT'S OPINION:	$21,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2816
APPLICANT:	WFC HOLDINGS CORP
PARCEL NO.:	0239 026
PARCEL ADDRESS:	0464 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$103,476,817.00
APPLICANT'S OPINION:	$30,248,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2902
APPLICANT:	METROPOLITAN TOWER LIFE INS CO
PARCEL NO.:	3709 015
PARCEL ADDRESS:	0425 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$54,378,992.00
APPLICANT'S OPINION:	$36,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2905
APPLICANT:	METROPOLITAN TOWER LIFE INS CO
PARCEL NO.:	3709 016
PARCEL ADDRESS:	0425 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$135,947,485.00
APPLICANT'S OPINION:	$90,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2906
APPLICANT:	METROPOLITAN TOWER LIFE INS CO
PARCEL NO.:	3709 017
PARCEL ADDRESS:	0425 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$81,568,490.00
APPLICANT'S OPINION:	$54,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
FRIDAY, MARCH 8, 2013
10:00 AM

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)

2. Closed session with legal counsel to review, edit and take possible action on the Board's findings of fact prepared at the request of the applicant for the below listed application (pursuant to Revenue and Taxation code sections 1605.4):

APPLICATION:	2010-5313
APPLICANT:	FRANK CAFFERKEY
PARCEL NO.:	4329 018
PARCEL ADDRESS:	2550 CESAR CHAVEZ ST.
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,745,316.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed session meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Friday, March 8, 2013, at 10:00 a.m.

Present: Lawrence Lee, Jeff Morris and Diane Robinson

Quorum present

Chairperson: Jeff Morris, Presiding

Deputy City Attorney Marie Blits

With no public present for comment, the Board went into closed session at the hour of 10:05 a.m. with legal counsel to review, edit and take possible action on the findings of fact requested by the applicant for the below listed application.

At the hour of 10:57 a.m. the Board reconvened in open session and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-5313	Frank Cafferkey	The Board issued its findings of fact for the decision that was previously announced on September 12, 2012.

There being no further business, the Board, at the hour of 11:03 a.m. recessed to reconvene Monday, March 11, 2013, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, March 11, 2013

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, March 8, 2013, at 1:32 p.m.

Present: Ed Campaña, Jeff Morris and Diane Robinson

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-0741	Joseph Harney	Approved Verbal Stipulation
2010-0742	Joseph Harney	Approved Verbal Stipulation
2010-5337	Lawrence Bachman	Submitted

At the hour of 3:00 p.m., the Board went into closed session to deliberate and take possible action on the above-referenced submitted application. The Board reconvened in open session at 3:24 p.m. and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-5337	Lawrence Bachman	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took action at a previous meeting on the original of the respective applications:

Appeal No.	Name	Disposition
2009-2128	John Lukrich	Withdrawn
2009-5464	Royal Towers Apartment Corp	Withdrawn
2009-5481	Whitehead Family Trust	Postponed
2010-2582	John Lukrich	Withdrawn
2010-4294	Khavul Family 2000 Revoc Trust	Withdrawn

There being no further business, the Board, at the hour of 3:28 p.m., recessed to reconvene Thursday, March 7, 2013, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Friday, March 8, 2013

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Fax: (415) 554-6775
TDD: (415) 554-5227
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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, March 11, 2013
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3614
APPLICANT:	BROCATO, TOM
PARCEL NO.:	3740 034
PARCEL ADDRESS:	0221 MAIN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$23,466,360.00
APPLICANT'S OPINION:	$18,632,785.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3616
APPLICANT:	BARADAT, PHIL
PARCEL NO.:	0638 005
PARCEL ADDRESS:	2136 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$508,289.00
APPLICANT'S OPINION:	$401,215.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3618
APPLICANT:	BARADAT, PHIL
PARCEL NO.:	0571 012
PARCEL ADDRESS:	2252 2256 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$453,671.00
APPLICANT'S OPINION:	$353,404.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3693
APPLICANT:	LO, KELLY
PARCEL NO.:	3757 011
PARCEL ADDRESS:	0073 CONVERSE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,016,619.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3694
APPLICANT:	LO, KELLY
PARCEL NO.:	3757 005
PARCEL ADDRESS:	0470 0486 08TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,883,328.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3695
APPLICANT:	LO, KELLY
PARCEL NO.:	3757 002
PARCEL ADDRESS:	0444 - 08TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,693,934.00
APPLICANT'S OPINION:	$4,400,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3696
APPLICANT:	KELLER, ANDREW
PARCEL NO.:	0215 010
PARCEL ADDRESS:	1330 1340 LEAVENWORTH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,839,983.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3699
APPLICANT:	GUTKE, TRAVIS
PARCEL NO.:	0510 001
PARCEL ADDRESS:	2101 LOMBARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,511,640.00
APPLICANT'S OPINION:	$650,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4807
APPLICANT:	SCHWENKE, ROBERT
PARCEL NO.:	2011700125
PARCEL ADDRESS:	,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$34,534.00
APPLICANT'S OPINION:	$20,210.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4936
APPLICANT:	CARDINAL, BRUCE
PARCEL NO.:	3754 017
PARCEL ADDRESS:	0385 0395 07TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,511,033.00
APPLICANT'S OPINION:	$4,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5220
APPLICANT:	HOTALING PARTNERS, LLC
PARCEL NO.:	0196 025
PARCEL ADDRESS:	0030 HOTALING PL,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,866,653.00
APPLICANT'S OPINION:	$3,784,826.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5224
APPLICANT:	ECLIPSE CHAMPAGNE BUILDING, LLC
PARCEL NO.:	0196 024
PARCEL ADDRESS:	0520 0530 WASHINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,399,987.00
APPLICANT'S OPINION:	$4,128,901.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5225
APPLICANT:	PACIFIC PARTNERS, LLC
PARCEL NO.:	0176 007
PARCEL ADDRESS:	0801 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,152,025.00
APPLICANT'S OPINION:	$6,592,145.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, March 11, 2013, at 9:37 a.m.

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Present: Jeff Morris, Greg Blaine and Mark Watts

Quorum present

Chairperson: Greg Blaine, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2011 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

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Appeal No.	Name	Disposition
2011-3693	Kelly Lo	Verbal Stipulation Approved
2011-3694	Kelly Lo	Verbal Stipulation Approved
2011-3695	Kelly Lo	Verbal Stipulation Approved
2011-3696	Andrew Keller	Verbal Stipulation Approved
2011-3699	Travis Gutke	Submitted

At the hour of 11:15 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted application. The Board reconvened in open session at 11:25 a.m. and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2011-3699	Travis Gutke	A.V. Lowered (Assessor)

The following listed applicant for change in the assessed valuation of property affecting the 2011 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2011-4807	Robert Schwenke	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the various assessment roll having not been present for hearing as scheduled, the Board took action at a previous hearing on the original of the respective applications:

Appeal No.	Name	Disposition
2011-3614	Tom Brocato	Postponed
2011-3616	Phil Baradat	Withdrawn
2011-3618	Phil Baradat	Withdrawn
2011-4936	Bruce Cardinal	Withdrawn

Appeal No.	Name	Disposition (Continued)
2011-5220	Hotaling Partners, LLC	Withdrawn
2011-5224	Eclipse Champagne Building LLC	Withdrawn
2011-5225	Pacific Partners, LLC	Withdrawn

There being no further business, the Board, at the hour of 11:30 a.m. recessed to reconvene on Tuesday, March 12, 2013, at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, March 26, 2013.

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeal Board 2 Hearing
Room 406, City Hall
Monday, March 11, 2013
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3185
APPLICANT:	BINGHAM MCCUTCHEN LLP
PARCEL NO.:	2009200367
PARCEL ADDRESS:	,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$23,200,218.00
APPLICANT'S OPINION:	$11,600,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4962
APPLICANT:	BINGHAM MCCUTCHEN LLP
PARCEL NO.:	2010200352
PARCEL ADDRESS:	THREE EMBARCADERO CENTER , 2500
TOPIC:	
CURRENT ASSESSMENT:	$22,250,304.00
APPLICANT'S OPINION:	$11,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3859
APPLICANT:	GOODBY, SILVERSTEIN
PARCEL NO.:	2011201763
PARCEL ADDRESS:	0720 CALIFORNIA ST, 0000
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$8,174,331.00
APPLICANT'S OPINION:	$4,100,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4470
APPLICANT:	BINGHAM MCCUTCHEN LLP
PARCEL NO.:	2011200509
PARCEL ADDRESS:	0003 EMBARCADERO CTR, 2500
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$20,982,606.00
APPLICANT'S OPINION:	$10,400,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4472
APPLICANT:	AGE SONG
PARCEL NO.:	1223 004
PARCEL ADDRESS:	1500 PAGE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,980,385.00
APPLICANT'S OPINION:	$1,491,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4728
APPLICANT:	THOMAS, BRYAN
PARCEL NO.:	1108 012
PARCEL ADDRESS:	0115 1170 MASONIC AVE, #1
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$760,684.00
APPLICANT'S OPINION:	$690,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4731
APPLICANT:	MEKJAVICH, PAMELA
PARCEL NO.:	1854 001
PARCEL ADDRESS:	1501 - 08TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,927,438.00
APPLICANT'S OPINION:	$2,390,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4734
APPLICANT:	KENNEDY FAMILY TRUST
PARCEL NO.:	0990 006A
PARCEL ADDRESS:	3930 WASHINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,720,000.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4735
APPLICANT:	BAYSHORE WAREHOUSE ASSOC LLC
PARCEL NO.:	5596 015
PARCEL ADDRESS:	0400 BAY SHORE BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,268,387.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4755
APPLICANT:	CALIFORNIA NEVADA ANNUAL CONFERENCE - UNITED
PARCEL NO.:	1253 047
PARCEL ADDRESS:	1525 WALLER ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$4,500,000.00
APPLICANT'S OPINION:	$2,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4776
APPLICANT:	CHARLON, OLIVIER
PARCEL NO.:	7547 006
PARCEL ADDRESS:	0032 MATEO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,040,621.00
APPLICANT'S OPINION:	$880,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4795
APPLICANT:	LIU, YONG DA
PARCEL NO.:	6472 033
PARCEL ADDRESS:	5853 MISSION ST, 3
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$300,000.00
APPLICANT'S OPINION:	$250,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4800
APPLICANT:	LANDRY'S RESTAURANTS, INC.
PARCEL NO.:	2011204503
PARCEL ADDRESS:	0165 JEFFERSON ST, 0400
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$6,978,965.00
APPLICANT'S OPINION:	$78,923.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, March 11, 2013, at 1:30 p.m.

Present: Louisa Mendoza, Mervin Conlan and Fred Perez

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting 2011 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-4776	Olivier Charlon	A.V.Lowered (Assessor)
2011-4800	Landry's Restaurants, Inc.	Submitted

At the hour of 3:15 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted application. The Board reconvened in open session at 3:30 p.m. and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2011-4800	Landry's Restaurants, Inc.	A.V.Lowered (Board)

The following listed applicant for change in the assessed valuation of property affecting the 2011 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2011-4728	Bryan Thomas	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the various assessment roll having not been present for hearing as scheduled, the Board took action at a previous hearing on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3185	Bingham Mccutchen LLP	Postponed
2010-4962	Bingham Mccutchen LLP	Postponed
2011-3859	Silverstein Goodby	Postponed
2011-4470	Bingham Mccutchen LLP	Postponed
2011-4472	Age Song	Postponed
2011-4731	Pamela Mekjavich	Postponed

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Appeal No.	Name	Disposition (Continued)
2011-4734	Kennedy Family Trust	Withdrawn
2011-4735	Bayshore Warehouse Assoc LLC	Postponed
2011-4755	California Nevada Annual Con	Postponed
2011-4795	Yong Da Liu	Withdrawn

There being no further business, the Board, at the hour of 3:35 p.m. recessed to reconvene on Tuesday, March 12, 2013, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, March 12, 2013

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeal Board 2 Hearing
Room 406, City Hall
Tuesday, March 12, 2013
9:30 AM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2637
APPLICANT:	CHIA INVESTMENT LLC
PARCEL NO.:	3518 006
PARCEL ADDRESS:	0248 - 09TH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$757,145.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2638
APPLICANT:	CHIA INVESTMENT LLC
PARCEL NO.:	3518 007
PARCEL ADDRESS:	0252 - 09TH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,000,000.00
APPLICANT'S OPINION:	$650,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2639
APPLICANT:	CHIA INVESTMENT LLC
PARCEL NO.:	3518 006
PARCEL ADDRESS:	0248 - 09TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$776,804.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2640
APPLICANT:	CHIA INVESTMENT LLC
PARCEL NO.:	3518 007
PARCEL ADDRESS:	0252 - 09TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,025,827.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3558
APPLICANT:	WELTCHEK, PETER
PARCEL NO.:	0991 009
PARCEL ADDRESS:	3926 CLAY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,818,304.00
APPLICANT'S OPINION:	$2,018,750.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1317
APPLICANT:	CHIA INVESTMENT LLC
PARCEL NO.:	3518 006
PARCEL ADDRESS:	0248 - 09TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$780,794.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1318
APPLICANT:	CHIA INVESTMENT LLC
PARCEL NO.:	3518 007
PARCEL ADDRESS:	0252 - 09TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,031,099.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2531
APPLICANT:	HO & LEE TRUST
PARCEL NO.:	6913 019
PARCEL ADDRESS:	0095 CERRITOS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,667,394.00
APPLICANT'S OPINION:	$1,212,762.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2853
APPLICANT:	DEYSENROTH, KEVIN
PARCEL NO.:	2778 014
PARCEL ADDRESS:	084 CORBETT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,126,742.00
APPLICANT'S OPINION:	$659,400.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2915
APPLICANT:	MARWELL, EVAN
PARCEL NO.:	1355 044
PARCEL ADDRESS:	0006 PRESIDIO TER,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,027,527.00
APPLICANT'S OPINION:	$5,510,076.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2959
APPLICANT:	SEIELSTAD, MARK
PARCEL NO.:	2718A017
PARCEL ADDRESS:	0003 BURNETT NORTH AVE, #7
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$846,324.00
APPLICANT'S OPINION:	$815,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5123
APPLICANT:	CHI, TIN CHOI
PARCEL NO.:	6113 009
PARCEL ADDRESS:	0668 DARTMOUTH ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$621,725.00
APPLICANT'S OPINION:	$568,781.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, March 12, 2013
1:30 PM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0310
APPLICANT:	NORDSTROM, INC.
PARCEL NO.:	7296 006
PARCEL ADDRESS:	0285 WINSTON DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$26,491,862.00
APPLICANT'S OPINION:	$15,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

DATE POSTED
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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2446
APPLICANT:	NORDSTROM INC
PARCEL NO.:	7296 006
PARCEL ADDRESS:	0285 WINSTON DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$27,021,698.00
APPLICANT'S OPINION:	$13,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1696
APPLICANT:	NORDSTROM INCORPORATED
PARCEL NO.:	7296 006
PARCEL ADDRESS:	0285 WINSTON DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$26,957,656.00
APPLICANT'S OPINION:	$13,500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1728
APPLICANT:	NORDSTROM INCORPORATED
PARCEL NO.:	7296 006
PARCEL ADDRESS:	0285 WINSTON DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$27,160,646.00
APPLICANT'S OPINION:	$13,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3772
APPLICANT:	EASTOPEN, INC
PARCEL NO.:	3701 059
PARCEL ADDRESS:	1215 1231 MARKET ST,
TOPIC:	
CURRENT ASSESSMENT:	$50,637,194.00
APPLICANT'S OPINION:	$18,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4475
APPLICANT:	800 MARKET STREET ASSOCIATES
PARCEL NO.:	0329 001
PARCEL ADDRESS:	0800 0830 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$35,818,740.00
APPLICANT'S OPINION:	$17,900,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4479
APPLICANT:	300 PROSPECT PROPERTIES INC
PARCEL NO.:	0267 016
PARCEL ADDRESS:	0160 0180 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$28,026,095.00
APPLICANT'S OPINION:	$14,013,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, March 13, 2013
9:30 AM (ALL DAY)

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2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1527
APPLICANT:	SFD UNION SQUARE, LLC
PARCEL NO.:	0295 008
PARCEL ADDRESS:	0432 0462 POWELL ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$60,100,000.00
APPLICANT'S OPINION:	$35,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1528
APPLICANT:	SFD UNION SQUARE, LLC
PARCEL NO.:	0295 008
PARCEL ADDRESS:	0432 0462 POWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$62,528,040.00
APPLICANT'S OPINION:	$35,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1880
APPLICANT:	SPEYER, TISHMAN
PARCEL NO.:	8721 011
PARCEL ADDRESS:	0550 TERRY A. FRANCOIS BL,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$145,656,000.00
APPLICANT'S OPINION:	$71,500,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2009
APPLICANT:	SFD UNION SQUARE LLC
PARCEL NO.:	0295 008
PARCEL ADDRESS:	0432 0462 POWELL ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$20,483,711.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1466
APPLICANT:	101 MONTGOMERY STREET CO.
PARCEL NO.:	0288 031
PARCEL ADDRESS:	0101 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$86,004,633.00
APPLICANT'S OPINION:	$59,012,496.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1467
APPLICANT:	101 MONTGOMERY STREET CO.
PARCEL NO.:	0288 006
PARCEL ADDRESS:	0105 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,523,211.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1604
APPLICANT:	RINCON CENTER CMMCL, LLC/ BEACON CAPITAL
PARCEL NO.:	3716 021
PARCEL ADDRESS:	1210 SPEAR STREET,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$60,011,311.00
APPLICANT'S OPINION:	$30,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1606
APPLICANT:	RINCON CENTER CMMCL, LLC/ BEACON CAPITAL
PARCEL NO.:	3716 023
PARCEL ADDRESS:	0121 SPEAR STREET,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$93,863,847.00
APPLICANT'S OPINION:	$30,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2822
APPLICANT:	SFD UNION SQUARE LLC
PARCEL NO.:	0295 008
PARCEL ADDRESS:	0432 0462 POWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$84,245,864.00
APPLICANT'S OPINION:	$45,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2825
APPLICANT:	MOSTEN MANAGEMENT CO INC
PARCEL NO.:	0228 039
PARCEL ADDRESS:	0475 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$123,084,676.00
APPLICANT'S OPINION:	$75,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3014
APPLICANT:	550 TERRY FRANCOIS BLVD LLC
PARCEL NO.:	8721 011
PARCEL ADDRESS:	0550 TERRY A. FRANCOIS BL,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$148,569,120.00
APPLICANT'S OPINION:	$70,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0246
APPLICANT:	W2007 HWD REALTY, LLC c/o EMBARCADERO CAPITAL PARTNERS
PARCEL NO.:	3738 011
PARCEL ADDRESS:	0301 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$133,379,280.00
APPLICANT'S OPINION:	$40,009,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3307
APPLICANT:	MOSTEN MANAGEMENT CO, INC. C/O NATIONAL TAX RESOURCE
PARCEL NO.:	0228 039
PARCEL ADDRESS:	0475 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$122,792,966.00
APPLICANT'S OPINION:	$65,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5190
APPLICANT:	BLUE JEANS EQUITIES WEST
PARCEL NO.:	0080 011
PARCEL ADDRESS:	1425 1485 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$18,043,026.00
APPLICANT'S OPINION:	$5,412,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

16) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5192
APPLICANT:	BLUE JEANS EQUITIES WEST
PARCEL NO.:	0080 011
PARCEL ADDRESS:	1425 1485 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$18,403,882.00
APPLICANT'S OPINION:	$5,521,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

17) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5194
APPLICANT:	BLUE JEANS EQUITIES WEST
PARCEL NO.:	0083 001
PARCEL ADDRESS:	0000 V,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,974,486.00
APPLICANT'S OPINION:	$3,292,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

18) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5196
APPLICANT:	BLUE JEANS EQUITIES WEST
PARCEL NO.:	0083 001
PARCEL ADDRESS:	0000 V,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,193,971.00
APPLICANT'S OPINION:	$3,358,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

19) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5199
APPLICANT:	BLUE JEANS EQUITIES WEST
PARCEL NO.:	0084 008
PARCEL ADDRESS:	1265 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$18,013,829.00
APPLICANT'S OPINION:	$5,403,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

20) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5201
APPLICANT:	BLUE JEANS EQUITIES WEST
PARCEL NO.:	0084 008
PARCEL ADDRESS:	1265 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$18,374,099.00
APPLICANT'S OPINION:	$5,512,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

21) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5202
APPLICANT:	BLUE JEANS EQUITIES WEST
PARCEL NO.:	0084 009
PARCEL ADDRESS:	0000 V,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$638,562.00
APPLICANT'S OPINION:	$286,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

22) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5204
APPLICANT:	BLUE JEANS EQUITIES WEST
PARCEL NO.:	0084 009
PARCEL ADDRESS:	0000 V,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$651,331.00
APPLICANT'S OPINION:	$291,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

23) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5207
APPLICANT:	BLUE JEANS EQUITIES WEST
PARCEL NO.:	0084 010
PARCEL ADDRESS:	0101 GREENWICH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$31,098,789.00
APPLICANT'S OPINION:	$9,400,207.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

24) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5209
APPLICANT:	BLUE JEANS EQUITIES WEST
PARCEL NO.:	0084 010
PARCEL ADDRESS:	0101 GREENWICH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$31,800,851.00
APPLICANT'S OPINION:	$9,669,366.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

25) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5212
APPLICANT:	BLUE JEANS EQUITIES WEST
PARCEL NO.:	0085 048
PARCEL ADDRESS:	1355 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$19,494,923.00
APPLICANT'S OPINION:	$5,848,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

26) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5213
APPLICANT:	BLUE JEANS EQUITIES WEST
PARCEL NO.:	0085 048
PARCEL ADDRESS:	1355 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$19,884,817.00
APPLICANT'S OPINION:	$5,965,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

27) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5215
APPLICANT:	BLUE JEANS EQUITIES WEST
PARCEL NO.:	0108 007
PARCEL ADDRESS:	1160 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$64,015,643.00
APPLICANT'S OPINION:	$19,203,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

28) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5216
APPLICANT:	BLUE JEANS EQUITIES WEST
PARCEL NO.:	0108 007
PARCEL ADDRESS:	1160 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$65,295,949.00
APPLICANT'S OPINION:	$19,587,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, March 13, 2013, at 9:30 a.m.

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Present: Ed Campaña, Jeff Morris and Scott Spertzel

Quorum present

Chairperson: Scott Spertzel, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-2009	SFD Union Square, LLC	Verbal Stipulation Approved
2009-2822	SFD Union Square, LLC	Withdrawn at Hearing
2010-0246	W2007 HWD Realty, LLC	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the various assessment roll having not been present for hearing as scheduled, the Board took action at a previous hearing on the original of the respective applications:

Appeal No.	Name	Disposition
2008-1527	SFD Union Square, LLC	Withdrawn
2008-1528	SFD Union Square, LLC	Withdrawn
2008-1880	Tishman Speyer	Withdrawn
2009-1466	101 Montgomery Street Co.	Postponed
2009-1467	101 Montgomery Street Co.	Postponed
2009-1604	Rincon Center CMMCL, LLC	Withdrawn
2009-1606	Rincon Center CMMCL, LLC	Withdrawn
2009-2825	Mosten Management Co., Inc.	Withdrawn
2010-5190	Blue Jeans Equities West	Postponed
2010-5192	Blue Jeans Equities West	Postponed
2010-5194	Blue Jeans Equities West	Postponed
2010-5196	Blue Jeans Equities West	Postponed
2010-5199	Blue Jeans Equities West	Postponed
2010-5201	Blue Jeans Equities West	Postponed
2010-5202	Blue Jeans Equities West	Postponed
2010-5204	Blue Jeans Equities West	Postponed
2010-5207	Blue Jeans Equities West	Postponed
2010-5209	Blue Jeans Equities West	Postponed

Appeal No.	Name	Disposition (continued)
2010-5212	Blue Jeans Equities West	Postponed
2010-5213	Blue Jeans Equities West	Postponed
2010-5215	Blue Jeans Equities West	Postponed
2010-5216	Blue Jeans Equities West	Postponed

There being no further business, the Board, at the hour of 11:10 a.m. recessed to reconvene on Thursday, March 14, 2013, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, April 25, 2013

Phone: (415) 554-6778
Fax: (415) 554-6775
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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, March 14, 2013
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0283
APPLICANT:	ALBERTS, ROBERT
PARCEL NO.:	1435 020
PARCEL ADDRESS:	3946 3954 GEARY BLVD,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$752,185.00
APPLICANT'S OPINION:	$242,482.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5645
APPLICANT:	FRIEDMAN, SANDY
PARCEL NO.:	6801 016
PARCEL ADDRESS:	0241 SILVER AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$680,000.00
APPLICANT'S OPINION:	$48,765.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1252
APPLICANT:	455 MARKET STREET INVESTORS LLC
PARCEL NO.:	3709 011
PARCEL ADDRESS:	0021 0029 01ST ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$112,350,000.00
APPLICANT'S OPINION:	$6,897,852.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1256
APPLICANT:	LINCOLN 455 MARKET ST.
PARCEL NO.:	3709 012
PARCEL ADDRESS:	0455 MARKET ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$48,150,000.00
APPLICANT'S OPINION:	$21,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1311
APPLICANT:	HAKIM, SHABNAM
PARCEL NO.:	5379 017
PARCEL ADDRESS:	1901 SILVER AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$437,508.00
APPLICANT'S OPINION:	$346,451.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3567
APPLICANT:	CHEUNG, DAVID
PARCEL NO.:	4793 015
PARCEL ADDRESS:	1131 SHAFTER AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,200,000.00
APPLICANT'S OPINION:	$70,324.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, March 14, 2013
1:30 PM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5633
APPLICANT:	McCarthy, ALAN
PARCEL NO.:	4206 039
PARCEL ADDRESS:	2976 - 24TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,453,500.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5634
APPLICANT:	McCarthy, ALAN
PARCEL NO.:	4206 040
PARCEL ADDRESS:	2980 - 24TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,453,500.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5635
APPLICANT:	McCarthy, ALAN
PARCEL NO.:	4206 040
PARCEL ADDRESS:	2980 - 24TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,450,054.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5636
APPLICANT:	McCarthy, ALAN
PARCEL NO.:	4206 039
PARCEL ADDRESS:	2976 - 24TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,450,054.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0066
APPLICANT:	McCarthy, ALAN
PARCEL NO.:	4206 039
PARCEL ADDRESS:	2976 - 24TH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,425,000.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0067
APPLICANT:	McCarthy, ALAN
PARCEL NO.:	4206 039
PARCEL ADDRESS:	2976 - 24TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,460,972.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0068
APPLICANT:	MCCARTHY, ALAN
PARCEL NO.:	4206 040
PARCEL ADDRESS:	2980 - 24TH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,425,000.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0069
APPLICANT:	MCCARTHY, ALAN
PARCEL NO.:	4206 040
PARCEL ADDRESS:	2980 - 24TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,460,972.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2122
APPLICANT:	CRONIN, JULIET
PARCEL NO.:	3533 138
PARCEL ADDRESS:	0017 BROSNAN ST, #2
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$740,000.00
APPLICANT'S OPINION:	$670,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2490
APPLICANT:	SPALDING, SETH
PARCEL NO.:	3650 053
PARCEL ADDRESS:	1117 CHURCH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,450,000.00
APPLICANT'S OPINION:	$1,120,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2883
APPLICANT:	ENGELSEN, STEPHANIE
PARCEL NO.:	6720 037
PARCEL ADDRESS:	0070 SAINT MARY'S AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$621,450.00
APPLICANT'S OPINION:	$390,504.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2886
APPLICANT:	YOUNG, JOHN
PARCEL NO.:	2770 009F
PARCEL ADDRESS:	0457 COLLINGWOOD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,700,000.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Thursday, March 14, 2013, at 1:30 p.m.

Present: Louisa Mendoza, Mervin Conlan and Diana Daniel

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting various assessment rolls being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-5633	Alan McCarthy	Submitted
2010-5634	Alan McCarthy	Submitted
2010-5635	Alan McCarthy	Submitted
2010-5636	Alan McCarthy	Submitted
2011-0066	Alan McCarthy	Submitted
2011-0067	Alan McCarthy	Submitted
2011-0068	Alan McCarthy	Submitted
2011-0069	Alan McCarthy	Submitted
2011-2122	Juliet Cronin	Submitted
2011-2490	Seth Spalding	Submitted
2011-2883	Stephanie Engelsen	Submitted
2011-2886	John Young	Verbal Stipulation Approved

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At the hour of 3:55 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 4:10 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-5633	Alan McCarthy	A.V. Lowered (Board)
2010-5634	Alan McCarthy	A.V. Lowered (Board)
2010-5635	Alan McCarthy	A.V. Lowered (Board)
2010-5636	Alan McCarthy	A.V. Lowered (Board)
2011-0066	Alan McCarthy	A.V. Lowered (Board)
2011-0067	Alan McCarthy	A.V. Lowered (Board)
2011-0068	Alan McCarthy	A.V. Lowered (Board)
2011-0069	Alan McCarthy	A.V. Lowered (Board)

Appeal No.	Name	Disposition (continued)
2011-2122	Juliet Cronin	A.V. Lowered (Board)
2011-2490	Seth Spalding	A.V. Lowered (Assessor)
2011-2883	Stephanie Engelsen	A.V. Lowered (Board)

There being no further business, the Board, at the hour of 4:15 p.m. recessed to reconvene on Tuesday, March 19, 2013, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on March 22, 2013

Phone: (415) 554-6778
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TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 2 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
FRIDAY, MARCH 15, 2013
9:30 AM

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)

2. Closed session to prepare for the Board's findings of fact at the request of the applicants for the below listed applications (pursuant to Revenue and Taxation code sections 1605.4):

A. APPLICATION: 2011-2842

APPLICANT:	Thomas Wolfe
PARCEL NO.:	0977 021
PARCEL ADDRESS:	2839 Pacific Ave
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,300,000
APPLICANT'S OPINION:	$5,247,000
ASSESSOR'S RECOMMENDED VALUE:	$7,200,000
BOARD DECISION:	$7,800,000
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
MAR 07 2013
Assessment Appeals Board

B. APPLICATION: 2011-2872

APPLICANT:	FANG DA CAMINO DEL MAR
PARCEL NO.:	1307 001P
PARCEL ADDRESS:	700 El Camino Del Mar
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,539,445
APPLICANT'S OPINION:	$3,770,000

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ASSESSMENT APPEALS BOARD NO. 2
CLOSED SESSION MEETING
FRIDAY, MARCH 15, 2013
9:30AM

ASSESSOR'S	
RECOMMENDED VALUE:	$5,000,000
BOARD DECISION:	$5,600,000
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
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San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 2 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
FRIDAY, MARCH 15, 2013
10:30 AM

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)

2. Closed session to prepare for the Board's findings of fact at the request of the applicants for the below listed applications (pursuant to Revenue and Taxation code sections 1605.4):

A. APPLICATION: 2009-3302

APPLICANT:	PETER SPERLING
PARCEL NO.:	0963 039
PARCEL ADDRESS:	2845 Broadway
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$28,117,344
APPLICANT'S OPINION:	$14,000,000
ASSESSOR'S RECOMMENDED VALUE:	$11,550,000
BOARD DECISION:	$13,860,000
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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B. APPLICATION: 2009-3303

APPLICANT:	PETER SPERLING
PARCEL NO.:	0963 040
PARCEL ADDRESS:	2940 Pacific Ave
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,336,788
APPLICANT'S OPINION:	$4,100,000

ASSESSOR'S RECOMMENDED VALUE:	$3,450,000
BOARD DECISION:	$4,140,000
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, March 18, 2013
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3404
APPLICANT:	TEACHERS INSURANCE & ANNUITY
PARCEL NO.:	3709 019
PARCEL ADDRESS:	0050 FREMONT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$248,322,139.00
APPLICANT'S OPINION:	$74,586,700.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3406
APPLICANT:	TEACHERS INSURANCE & ANNUITY
PARCEL NO.:	3709 020
PARCEL ADDRESS:	0050 FREMONT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$90,887,495.00
APPLICANT'S OPINION:	$27,264,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3407
APPLICANT:	TEACHERS INSURANCE & ANNUITY
PARCEL NO.:	3709 006A
PARCEL ADDRESS:	0050V FREMONT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,499,591.00
APPLICANT'S OPINION:	$3,150,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3434
APPLICANT:	ANCHORAGE HOLDINGS C/O NATIONAL TAX RESOURCE GROUP
PARCEL NO.:	0011 007
PARCEL ADDRESS:	2800 LEAVENWORTH ST,
TOPIC:	
CURRENT ASSESSMENT:	$60,603,209.00
APPLICANT'S OPINION:	$20,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3437
APPLICANT:	ANCHORAGE HOLDINGS C/O NATIONAL TAX RESOURCE GROUP
PARCEL NO.:	0011 008
PARCEL ADDRESS:	0500 BEACH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$44,382,523.00
APPLICANT'S OPINION:	$20,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4599
APPLICANT:	TEACHERS INSURANCE & ANNUITY
PARCEL NO.:	3709 006A
PARCEL ADDRESS:	0050V FREMONT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,474,707.00
APPLICANT'S OPINION:	$3,150,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4600
APPLICANT:	TEACHERS INSURANCE & ANNUITY
PARCEL NO.:	3709 019
PARCEL ADDRESS:	0050 FREMONT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$247,721,747.00
APPLICANT'S OPINION:	$74,582,493.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4601
APPLICANT:	TEACHERS INSURANCE & ANNUITY
PARCEL NO.:	3709 020
PARCEL ADDRESS:	0050 FREMONT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$90,672,092.00
APPLICANT'S OPINION:	$27,264,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2733
APPLICANT:	RREEF AMERICA REIT II CORP RRR
PARCEL NO.:	0227 009
PARCEL ADDRESS:	0505 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,474,698.00
APPLICANT'S OPINION:	$3,142,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2734
APPLICANT:	RREEF AMERICA REIT II CORP RRR
PARCEL NO.:	0227 008
PARCEL ADDRESS:	0505 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,506,626.00
APPLICANT'S OPINION:	$1,652,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2735
APPLICANT:	RREEF AMERICA REIT II CORP RRR
PARCEL NO.:	0227 006A
PARCEL ADDRESS:	0505 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,701,235.00
APPLICANT'S OPINION:	$1,410,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2736
APPLICANT:	RREEF AMERICA REIT II CORP RRR
PARCEL NO.:	0227 006
PARCEL ADDRESS:	0505 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,701,235.00
APPLICANT'S OPINION:	$1,410,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2737
APPLICANT:	RREEF AMERICA REIT II CORP RRR
PARCEL NO.:	0227 005
PARCEL ADDRESS:	0505 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,422,566.00
APPLICANT'S OPINION:	$1,027,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2738
APPLICANT:	RREEF AMERICA REIT II CORP RRR
PARCEL NO.:	0227 031
PARCEL ADDRESS:	0642 COMMERCIAL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$201,278.00
APPLICANT'S OPINION:	$60,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

16) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2740
APPLICANT:	RREEF AMERICA REIT II CORP RRR
PARCEL NO.:	0227 028
PARCEL ADDRESS:	0505 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,101,892.00
APPLICANT'S OPINION:	$1,530,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

17) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2741
APPLICANT:	SURVIVORS TRUST
PARCEL NO.:	0227 027
PARCEL ADDRESS:	0653 COMMERCIAL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$219,927.00
APPLICANT'S OPINION:	$66,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

18) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2743
APPLICANT:	RREEF AMERICA REIT II CORP RRR
PARCEL NO.:	0227 011
PARCEL ADDRESS:	0640 SACRAMENTO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,848,944.00
APPLICANT'S OPINION:	$2,055,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

19) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2745
APPLICANT:	RREEF AMERICA REIT II CORP RRR
PARCEL NO.:	0227 010
PARCEL ADDRESS:	0505 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,371,715.00
APPLICANT'S OPINION:	$1,612,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

20) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2762
APPLICANT:	RREEF AMERICA REIT II CORP RRR
PARCEL NO.:	0227 007
PARCEL ADDRESS:	0505 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$82,597,554.00
APPLICANT'S OPINION:	$24,777,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

21) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2808
APPLICANT:	TEACHERS INSURANCE & ANNUITY
PARCEL NO.:	3709 006A
PARCEL ADDRESS:	0050V FREMONT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,553,580.00
APPLICANT'S OPINION:	$3,165,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

22) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2812
APPLICANT:	TEACHERS INSURANCE & ANNUITY
PARCEL NO.:	3709 019
PARCEL ADDRESS:	0050 FREMONT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$249,655,279.00
APPLICANT'S OPINION:	$74,881,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

23) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2813
APPLICANT:	TEACHERS INSURANCE & ANNUITY
PARCEL NO.:	3709 020
PARCEL ADDRESS:	0050 FREMONT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$91,354,850.00
APPLICANT'S OPINION:	$27,404,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

24) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2910
APPLICANT:	HT- FISHER'SMAN WHARF, INC.
PARCEL NO.:	0029 007
PARCEL ADDRESS:	0555 NORTH POINT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$72,799,290.00
APPLICANT'S OPINION:	$48,063,401.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

25) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3220
APPLICANT:	ANCHORAGE HOLDINGS LP
PARCEL NO.:	0011 007
PARCEL ADDRESS:	2800 LEAVENWORTH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$60,862,493.00
APPLICANT'S OPINION:	$35,675,395.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

26) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3221
APPLICANT:	ANCHORAGE HOLDINGS LP
PARCEL NO.:	0011 008
PARCEL ADDRESS:	0500 BEACH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$44,716,722.00
APPLICANT'S OPINION:	$21,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, March 18, 2013, at 9:30 a.m.

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Present: Jeffrey Morris, Scott Spertzel and Ed Campaña

Quorum present

Chairperson: Scott Spertzel, Presiding

On the following listed applications for change in the assessed valuation of property affecting 2009 assessment roll, the Board heard evidence and testimony from both parties in support of a Verbal Stipulation Agreement. The Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3404	Teachers Insurance & Annuity	Verbal Stipulation Approved
2009-3406	Teachers Insurance & Annuity	Verbal Stipulation Approved
2009-3407	Teachers Insurance & Annuity	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-3434	Anchorage Holdings	Postponed
2010-3437	Anchorage Holdings	Postponed
2010-4599	Teachers Insurance & Annuity	Postponed
2010-4600	Teachers Insurance & Annuity	Postponed
2010-4601	Teachers Insurance & Annuity	Postponed
2011-2733	RREEF America Reit II Corp	Postponed
2011-2734	RREEF America Reit II Corp	Postponed
2011-2735	RREEF America Reit II Corp	Postponed
2011-2736	RREEF America Reit II Corp	Postponed
2011-2737	RREEF America Reit II Corp	Postponed
2011-2738	RREEF America Reit II Corp	Postponed
2011-2740	RREEF America Reit II Corp	Postponed
2011-2741	Survivors Trust	Postponed
2011-2743	RREEF America Reit II Corp	Postponed
2011-2745	RREEF America Reit II Corp	Postponed
2011-2762	RREEF America Reit II Corp	Postponed
2011-2808	Teachers Insurance & Annuity	Postponed

Appeal No.	Name	Disposition (Continued)
2011-2812	Teachers Insurance & Annuity	Postponed
2011-2813	Teachers Insurance & Annuity	Postponed
2011-2910	HT- Fisherman's Wharf, Inc.	Postponed
2011-3220	Anchorage Holdings LP	Postponed
2011-3221	Anchorage Holdings LP	Postponed

There being no further business, the Board, at the hour of 10:30 a.m., recessed to reconvene Tuesday, March 19, 2013, at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, March 25, 2013.

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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, March 19, 2013
9:30 AM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2777
APPLICANT:	LEE, PETER
PARCEL NO.:	2407 001
PARCEL ADDRESS:	2409 - 18TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,991,236.00
APPLICANT'S OPINION:	$1,943,737.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3021
APPLICANT:	WINIARSKI, ANDRE
PARCEL NO.:	1465 001B
PARCEL ADDRESS:	0423 0425 33RD AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,567,077.00
APPLICANT'S OPINION:	$850,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3494
APPLICANT:	KURZENHAUSER, MARK
PARCEL NO.:	6517 014
PARCEL ADDRESS:	0966 0972 CAPP ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$894,594.00
APPLICANT'S OPINION:	$550,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3568
APPLICANT:	PALAZZO, GIOUANNI
PARCEL NO.:	3525 006
PARCEL ADDRESS:	0440 - 09TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,084,096.00
APPLICANT'S OPINION:	$2,250,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5381
APPLICANT:	JPMORGAN CHASE BANK NA
PARCEL NO.:	2010206499
PARCEL ADDRESS:	0425 CALIFORNIA ST, 0100
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$588,862.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5382
APPLICANT:	JPMORGAN CHASE BANK NA
PARCEL NO.:	2010204587
PARCEL ADDRESS:	0700 MARKET ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$1,722,882.00
APPLICANT'S OPINION:	$116,877.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5383
APPLICANT:	JPMORGAN CHASE BANK NA
PARCEL NO.:	2010205253
PARCEL ADDRESS:	0255 KING ST, D-F
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$805,899.00
APPLICANT'S OPINION:	$88,382.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5384
APPLICANT:	JPMORGAN CHASE BANK NA
PARCEL NO.:	2010201073
PARCEL ADDRESS:	0201 MISSION ST, 0700
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$3,030,826.00
APPLICANT'S OPINION:	$188,269.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5385
APPLICANT:	JPMORGAN CHASE BANK NA
PARCEL NO.:	2010205560
PARCEL ADDRESS:	0123 MISSION ST, 0400
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$6,110,379.00
APPLICANT'S OPINION:	$528,015.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5386
APPLICANT:	JPMORGAN CHASE BANK NA
PARCEL NO.:	2010204401
PARCEL ADDRESS:	0560 MISSION ST, 0900
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$30,364,770.00
APPLICANT'S OPINION:	$2,466,541.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5387
APPLICANT:	JPMORGAN CHASE BANK NA
PARCEL NO.:	2010205974
PARCEL ADDRESS:	TWO EMBARCADERO CENTER , ST LEVEL
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$869,722.00
APPLICANT'S OPINION:	$140,752.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3372
APPLICANT:	WINIARSKI, ANDRE
PARCEL NO.:	1465 001B
PARCEL ADDRESS:	0423 0425 33RD AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,517,361.00
APPLICANT'S OPINION:	$1,250,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, March 19, 2013, at 9:45 a.m.

GOVERNMENT
DOCUMENTS DEPT

APR - 5 2013

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Present: Joseph Tham and Daniel Hershkowitz

Quorum present

Chairperson: Joseph Tham, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2010 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-3494	Mark Kurzenhauser	Submitted

At the hour of 10:20 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted application. The Board reconvened in open session at 10:30 a.m. and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-3494	Mark Kurzenhauser	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the 2010 and 2011 assessment rolls year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-2777	Peter Lee	Denied-No Show
2010-3021	Andre Winiarski	Denied-No Show
2010-3568	Giouanni Palazzo	Denied-No Show
2011-3372	Andre Winiarski	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the various assessment roll having not been present for hearing as scheduled, the Board took action at a previous hearing on the original of the respective applications:

Appeal No.	Name	Disposition
2010-5381	JP Morgan Chase Bank, NA	Postponed
2010-5382	JP Morgan Chase Bank, NA	Postponed
2010-5383	JP Morgan Chase Bank, NA	Postponed
2010-5384	JP Morgan Chase Bank, NA	Postponed

Appeal No.	Name	Disposition (Continued)
2010-5385	JP Morgan Chase Bank, NA	Postponed
2010-5386	JP Morgan Chase Bank, NA	Postponed
2010-5387	JP Morgan Chase Bank, NA	Postponed

There being no further business, the Board, at the hour of 10:35 a.m. recessed to reconvene on Tuesday, March 26, 2013, at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, March 25, 2013.

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, March 19, 2013
1:30 PM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2417
APPLICANT:	250 VAN NESS LLC
PARCEL NO.:	0811 020
PARCEL ADDRESS:	0171 0195 GROVE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,469,080.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

GOVERNMENT DOCUMENTS DEP
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Assessment Appeals Board

3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2422
APPLICANT:	234 VAN NESS LLC
PARCEL NO.:	0811 018
PARCEL ADDRESS:	0234 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,137,131.00
APPLICANT'S OPINION:	$1,800,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3196
APPLICANT:	BITTERN, LLC
PARCEL NO.:	3736 158
PARCEL ADDRESS:	0530 0534 FOLSOM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,976,446.00
APPLICANT'S OPINION:	$4,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3232
APPLICANT:	CALIFORNIA GRANT FAMILY LP
PARCEL NO.:	0257 001
PARCEL ADDRESS:	0717 0719 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,818,106.00
APPLICANT'S OPINION:	$5,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4365
APPLICANT:	2238 HYDE B10 DE LLC
PARCEL NO.:	0071 012
PARCEL ADDRESS:	2238 - HYDE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$12,002,376.00
APPLICANT'S OPINION:	$6,002,398.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4368
APPLICANT:	TROPHY PROPERTIES B10 DE LLC
PARCEL NO.:	0640 004
PARCEL ADDRESS:	1801 - GOUGH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,445,372.00
APPLICANT'S OPINION:	$15,213,650.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4471
APPLICANT:	AGE SONG
PARCEL NO.:	0806 002
PARCEL ADDRESS:	0601 0617 LAGUNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$12,446,915.00
APPLICANT'S OPINION:	$6,223,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4473
APPLICANT:	AGE SONG
PARCEL NO.:	0807 029
PARCEL ADDRESS:	0432 IVY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,176,337.00
APPLICANT'S OPINION:	$588,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4477
APPLICANT:	PACIFIC EAGLE HOLDINGS CORPORATION
PARCEL NO.:	0237 015
PARCEL ADDRESS:	0280 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,506,484.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4478
APPLICANT:	PACIFIC EAGLE HOLDINGS CORPORATION
PARCEL NO.:	0237 016
PARCEL ADDRESS:	0353 SACRAMENTO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,118,317.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4843
APPLICANT:	LEMBI, FRANK
PARCEL NO.:	0280 011
PARCEL ADDRESS:	0952 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,861,650.00
APPLICANT'S OPINION:	$5,397,304.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5206
APPLICANT:	STATION FOUR, LLC
PARCEL NO.:	0574 011
PARCEL ADDRESS:	1648 PACIFIC AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,800,000.00
APPLICANT'S OPINION:	$1,140,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5207
APPLICANT:	STATION FOUR, LLC
PARCEL NO.:	0574 011
PARCEL ADDRESS:	1648 PACIFIC AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,882,348.00
APPLICANT'S OPINION:	$1,140,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, March 19, 2013, at 1:37 p.m.

GOVERNMENT DOCUMENTS DEPT

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Present: Jeffrey Morris, Joseph Tham and Mark Watts

Quorum present

Chairperson: Jeffrey Morris, Presiding

On the following listed applications for change in the assessed valuation of property affecting the 2011 assessment roll, the Board heard evidence and testimony from the both parties in support of a Verbal Stipulation Agreement. The Board then took certain action, as specified under this date, on the original of the respective applications:

SF
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3/19/13

Appeal No.	Name	Disposition
2011-2417	250 Van Ness, LLC	Verbal Stipulation Approved
2011-2422	234 Van Ness, LLC	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-3196	Bittern, LLC	Withdrawn
2011-3232	California Grant Family LP	Withdrawn
2011-4365	2238 Hyde B10 DE LLC	Withdrawn
2011-4368	Trophy Properties B10 DE LLC	Withdrawn
2011-4471	Age Song	Postponed
2011-4473	Age Song	Postponed
2011-4477	Pacific Eagle Holdings Corp.	Withdrawn
2011-4478	Pacific Eagle Holdings Corp.	Withdrawn
2011-4843	Frank Lembi	Postponed
2011-5206	Station Four, LLC	Postponed
2011-5207	Station Four, LLC	Postponed

There being no further business, the Board, at the hour of 2:45 p.m., recessed to reconvene Wednesday, March 20, 2013, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, March 26, 2013.

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

SF
A82
#1
3/20/13

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, March 20, 2013
9:30 AM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3125
APPLICANT:	NIAM 563 LUSK, LLC
PARCEL NO.:	3787 022
PARCEL ADDRESS:	0025 LUSK ST,
TOPIC:	
CURRENT ASSESSMENT:	$6,049,144.00
APPLICANT'S OPINION:	$2,083,401.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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Assessment Appeals Board

3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3184
APPLICANT:	1499 CALIFORNIA STREET LLC
PARCEL NO.:	0250 016
PARCEL ADDRESS:	1499 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,228,747.00
APPLICANT'S OPINION:	$3,800,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3991
APPLICANT:	FILBERT LANDING ASSOCIATES
PARCEL NO.:	0106 001
PARCEL ADDRESS:	0201 FILBERT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,984,296.00
APPLICANT'S OPINION:	$2,995,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4070
APPLICANT:	544 Golden Gate ASSOCIATES
PARCEL NO.:	0763 005
PARCEL ADDRESS:	0544 GOLDEN GATE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,614,591.00
APPLICANT'S OPINION:	$1,224,344.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4127
APPLICANT:	1540 BUSH ST LLC
PARCEL NO.:	0666 006A
PARCEL ADDRESS:	1530 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,638,846.00
APPLICANT'S OPINION:	$3,700,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4154
APPLICANT:	SOUL MAN LLC
PARCEL NO.:	0164 020
PARCEL ADDRESS:	0099 OSGOOD PL,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,346,398.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4361
APPLICANT:	PRIME APARTMENT PRPTS B10 DE LLC
PARCEL NO.:	0218 022
PARCEL ADDRESS:	1547 CLAY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,323,724.00
APPLICANT'S OPINION:	$2,203,734.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4362
APPLICANT:	PRIME APARTMENT PRPTS B10 DE LLC
PARCEL NO.:	0333 014
PARCEL ADDRESS:	0346 LEAVENWORTH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,537,249.00
APPLICANT'S OPINION:	$1,303,922.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4363
APPLICANT:	PRIME APARTMENT PRPTS B10 DE LLC
PARCEL NO.:	0692 005
PARCEL ADDRESS:	1020 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,817,155.00
APPLICANT'S OPINION:	$2,401,166.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4376
APPLICANT:	TROPHY PROPERTIES B10 DE LLC
PARCEL NO.:	0830 015
PARCEL ADDRESS:	0520 BUCHANAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,024,082.00
APPLICANT'S OPINION:	$1,510,757.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4705
APPLICANT:	MURPHY, MEL
PARCEL NO.:	0248 029
PARCEL ADDRESS:	1409 SACRAMENTO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,012,316.00
APPLICANT'S OPINION:	$1,886,430.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, March 20, 2013
1:30 PM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3189
APPLICANT:	2618-22 GOUGH STREET LLC
PARCEL NO.:	0545 011
PARCEL ADDRESS:	2618 2622 GOUGH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,814,681.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4383
APPLICANT:	LAW, MANDIE
PARCEL NO.:	3745 121
PARCEL ADDRESS:	0333 MAIN ST, UNIT 6G
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$681,786.00
APPLICANT'S OPINION:	$450,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4398
APPLICANT:	CHANG, CHING-PING
PARCEL NO.:	3745 542
PARCEL ADDRESS:	0338 SPEAR ST, #23B
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,244,298.00
APPLICANT'S OPINION:	$1,050,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4416
APPLICANT:	BETTY ANN KNEISCHE TRUST
PARCEL NO.:	0522 025
PARCEL ADDRESS:	1501 GREENWICH ST, #203
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,002,491.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4417
APPLICANT:	BETTY ANN KNEISCHE TRUST
PARCEL NO.:	0522 022
PARCEL ADDRESS:	1501 GREENWICH ST, #101
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$982,341.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4437
APPLICANT:	CHARLES ROBERT SCHWAB JR TRUST
PARCEL NO.:	0944 007
PARCEL ADDRESS:	2518 FILBERT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,200,000.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4558
APPLICANT:	SACHS, SUSAN
PARCEL NO.:	0569 020
PARCEL ADDRESS:	1777 VALLEJO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,430,520.00
APPLICANT'S OPINION:	$1,604,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4652
APPLICANT:	MACKOWSKI FAMILY TRUST
PARCEL NO.:	0055 017
PARCEL ADDRESS:	0260 CHESTNUT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,047,130.00
APPLICANT'S OPINION:	$3,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4662
APPLICANT:	BORNO, SAM
PARCEL NO.:	0127 100
PARCEL ADDRESS:	0999 GREEN ST, 2402
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,180,000.00
APPLICANT'S OPINION:	$1,153,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4696
APPLICANT:	SANCHEZ, WILFREDO
PARCEL NO.:	0839 059
PARCEL ADDRESS:	0256 PAGE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$980,000.00
APPLICANT'S OPINION:	$860,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4710
APPLICANT:	LEVY, EKATERINA
PARCEL NO.:	3745 166
PARCEL ADDRESS:	0301 MAIN ST, UNIT 8E
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,064,203.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4714
APPLICANT:	SOVIE, MARISA
PARCEL NO.:	0351 081
PARCEL ADDRESS:	0083 MCALLISTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$347,185.00
APPLICANT'S OPINION:	$240,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4798
APPLICANT:	SAHOURIA, JANELLE
PARCEL NO.:	3776 166
PARCEL ADDRESS:	0555 - 04TH ST, #306
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$553,630.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

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In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, March 20, 2013, at 1:30 p.m.

Present: Ed Campaña, Mervin Conlan and Joseph Tham

Quorum present

Chairperson: Ed Campaña, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2011 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-4652	Mackowski Family Trust	Submitted
2011-4710	Ekaterina Levy	Verbal Stipulation Approved
2011-4798	Janelle Sahouria	Submitted

At the hour of 2:52 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 3:15 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-4652	Mackowski Family Trust	A.V. Lowered (Board)
2011-4798	Janelle Sahouria	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the Assessment Roll having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-4417	Betty Ann Kneische Trust	Denied; No Show
2011-4558	Susan Sachs	Denied; No Show
2011-4696	Wilfredo Sanchez	Denied; No Show

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-3189	2618-2622 Gough Street, LLC	Withdrawn
2011-4383	Mandie Law	Withdrawn
2011-4398	Ching-Ping Chang	Withdrawn
2011-4416	Betty Ann Kneische Trust	Withdrawn
2011-4437	Charles Robert Schwab, Jr. Trust	Postponed
2011-4662	Sam Borno	Postponed
2011-4714	Marisa Sovie	Postponed

There being no further business, the Board, at the hour of 3:20 p.m., recessed to reconvene Monday, March 25, 2013, at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, April 29, 2013

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 2 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
THURSDAY, MARCH 21, 2013
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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closed

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Boardshall be permitted to be heard once for up to three minutes.

---

1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session to prepare for the Board's findings of fact at the request of the applicants for the below listed applications (pursuant to Revenue and Taxation code sections 1605.4):

A. APPLICATION: 2009-3302

APPLICANT:	PETER SPERLING
PARCEL NO.:	0963 039
PARCEL ADDRESS:	2845 Broadway
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$28,117,344
APPLICANT'S OPINION:	$14,000,000
ASSESSOR'S RECOMMENDATION:	$11,500,000
BOARD DECISION:	$13,860,000
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

B. APPLICATION: 2009-3303

APPLICANT:	PETER SPERLING
PARCEL NO.:	0963 040
PARCEL ADDRESS:	2940 Pacific Ave
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,336,788
APPLICANT'S OPINION:	$4,100,000
ASSESSOR'S RECOMMENDATION:	$3,450,000
BOARD DECISION:	$4,140,000
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
MAR 15 2013
Assessment Appeals Board

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3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE
Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 2 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
FRIDAY, MARCH 22, 2013
10:00 AM

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The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

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---

1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)

2. Closed session to prepare for the Board's findings of fact at the request of the applicants for the below listed applications (pursuant to Revenue and Taxation code sections 1605.4):

A. APPLICATION: 2009-3302

APPLICANT:	PETER SPERLING
PARCEL NO.:	0963 039
PARCEL ADDRESS:	2845 Broadway
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$28,117,344
APPLICANT'S OPINION:	$14,000,000
ASSESSOR'S RECOMMENDED VALUE:	$11,550,000
BOARD DECISION:	$13,860,000
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

B. APPLICATION: 2009-3303

APPLICANT:	PETER SPERLING
PARCEL NO.:	0963 040
PARCEL ADDRESS:	2940 Pacific Ave
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,336,788
APPLICANT'S OPINION:	$4,100,000

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ASSESSOR'S RECOMMENDED VALUE:	$3,450,000
BOARD DECISION:	$4,140,000
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, March 25, 2013
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0335
APPLICANT:	SNYDER, PAMELA
PARCEL NO.:	0846 035
PARCEL ADDRESS:	0811 PAGE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,166,254.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1244
APPLICANT:	YOUNG, HENRY HO
PARCEL NO.:	0194 023
PARCEL ADDRESS:	0020 - 0030 WENTWORTH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,250,000.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1247
APPLICANT:	YOUNG, HENRY HO
PARCEL NO.:	0194 023
PARCEL ADDRESS:	0020 - 0030 WENTWORTH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,297,273.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1693
APPLICANT:	NORTH POINT INVESTMENT, LLC
PARCEL NO.:	0436E026
PARCEL ADDRESS:	1695 BEACH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,479,232.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1778
APPLICANT:	REED, KATHRYN
PARCEL NO.:	0593 076
PARCEL ADDRESS:	1870 JACKSON ST, 303
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,627,480.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2356
APPLICANT:	BLACHMAN, JOSHUA
PARCEL NO.:	0659 041
PARCEL ADDRESS:	2280 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,000,000.00
APPLICANT'S OPINION:	$825,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3076
APPLICANT:	GOSUICO, CLODEL
PARCEL NO.:	3779 074
PARCEL ADDRESS:	0020 0022 BOARDMAN PL,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,419,381.00
APPLICANT'S OPINION:	$1,099,999.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4289
APPLICANT:	DUCKETT, PAUL
PARCEL NO.:	3766 147
PARCEL ADDRESS:	0400 BEALE ST, #1208
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$517,684.00
APPLICANT'S OPINION:	$480,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5082
APPLICANT:	RAVIKUMAR, JAYANTHI
PARCEL NO.:	0490 038
PARCEL ADDRESS:	2298 LOMBARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,244,480.00
APPLICANT'S OPINION:	$831,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5087
APPLICANT:	RAVIKUMAR, JAYANTHI
PARCEL NO.:	1931 035
PARCEL ADDRESS:	1600 FUNSTON AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,026,950.00
APPLICANT'S OPINION:	$706,450.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1092
APPLICANT:	OVSYANNIKOV, MAXIM
PARCEL NO.:	0080 018
PARCEL ADDRESS:	0101 LOMBARD ST, 18
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$580,000.00
APPLICANT'S OPINION:	$430,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3311
APPLICANT:	LAU, NGHI
PARCEL NO.:	0723C030
PARCEL ADDRESS:	00045 GALILEE LANE, #6
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$328,570.00
APPLICANT'S OPINION:	$300,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, March 25, 2013, at 1:30 p.m.

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Present: Joseph Tham, Scott Spertzel and Ed Campaña

Quorum present

Chairperson: Scott Spertzel, Presiding

The following listed applicants for change in the assessed valuation of property affecting 2010 and 2011 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

SF
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#2
3/25/13

Appeal No.	Name	Disposition
2010-0335	Pamela Snyder	Submitted
2010-1693	North Point Investment, LLC	Verbal Stipulation Approved
2010-1778	Kathryn Reed	Written Stipulation Approved
2010-2356	Joshua Blachman	Submitted
2011-3311	Nghi Lau	Verbal Stipulation Approved

At the hour of 3:25 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 3:40 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-0335	Pamela Snyder	A.V. Lowered (Board)
2010-2356	Joshua Blachman	A.V. Lowered (Board)

The following listed applicant for change in the assessed valuation of property affecting the 2011 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2011-1092	Maxim Ovsyannikov	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the various assessment roll having not been present for hearing as scheduled, the Board took action at a previous hearing on the original of the respective applications:

Appeal No.	Name	Disposition
2010-1244	Henry Ho Young	Withdrawn
2010-1247	Henry Ho Young	Withdrawn
2010-3076	Clodel Gosuico	Withdrawn

Appeal No.	Name	Disposition (Continued)
2010-4289	Paul Duckett	Postponed
2010-5082	Jayanthi Ravikumar	Postponed
2010-5087	Jayanthi Ravikumar	Postponed

There being no further business, the Board, at the hour of 3:45 p.m. recessed to reconvene on Monday, April 1, 2013, at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, April 25, 2013

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, March 26, 2013
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6143
APPLICANT:	BRM BAKERSFIELD LLC
PARCEL NO.:	0164 032
PARCEL ADDRESS:	0430 PACIFIC AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,630,000.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

DATE POSTED
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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6144
APPLICANT:	MEYER, BYRON
PARCEL NO.:	0175 008
PARCEL ADDRESS:	0440 0444 JACKSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,911,021.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6145
APPLICANT:	MEYER, BYRON
PARCEL NO.:	0175 008
PARCEL ADDRESS:	0440 0444 JACKSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,949,241.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1136
APPLICANT:	TP PHAM, LLC
PARCEL NO.:	0798 031
PARCEL ADDRESS:	0930 GROVE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,588,788.00
APPLICANT'S OPINION:	$1,553,350.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3209
APPLICANT:	BRM BAKERSFIELD LLC
PARCEL NO.:	0164 032
PARCEL ADDRESS:	0430 PACIFIC AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,614,284.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3211
APPLICANT:	BRM BAKERSFIELD LLC
PARCEL NO.:	0164 033
PARCEL ADDRESS:	0440 PACIFIC AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,123,076.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3214
APPLICANT:	MEYER, BYRON
PARCEL NO.:	0175 008
PARCEL ADDRESS:	0440 0444 JACKSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,945,150.00
APPLICANT'S OPINION:	$500,530.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5402
APPLICANT:	DE BEAU GROUP LP
PARCEL NO.:	3785 004A
PARCEL ADDRESS:	0444 TOWNSEND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$63,219.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5403
APPLICANT:	DE BEAU GROUP LP
PARCEL NO.:	3785 004A
PARCEL ADDRESS:	0444 TOWNSEND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$64,398.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5404
APPLICANT:	DE BEAU GROUP LP
PARCEL NO.:	3785 004A
PARCEL ADDRESS:	0444 TOWNSEND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$65,684.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5405
APPLICANT:	DE BEAU GROUP LP
PARCEL NO.:	3785 004A
PARCEL ADDRESS:	0444 TOWNSEND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$66,994.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5406
APPLICANT:	DE BEAU GROUP LP
PARCEL NO.:	3785 004A
PARCEL ADDRESS:	0444 TOWNSEND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$68,328.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5407
APPLICANT:	DE BEAU GROUP LP
PARCEL NO.:	3785 004A
PARCEL ADDRESS:	0444 TOWNSEND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$69,691.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5408
APPLICANT:	DE BEAU GROUP LP
PARCEL NO.:	3785 004A
PARCEL ADDRESS:	0444 TOWNSEND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$71,083.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

16) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5409
APPLICANT:	DE BEAU GROUP LP
PARCEL NO.:	3785 004B
PARCEL ADDRESS:	0444V TOWNSEND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,996.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

17) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5410
APPLICANT:	DE BEAU GROUP LP
PARCEL NO.:	3785 004B
PARCEL ADDRESS:	0444V TOWNSEND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,069.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

18) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5411
APPLICANT:	DE BEAU GROUP LP
PARCEL NO.:	3785 004B
PARCEL ADDRESS:	0444V TOWNSEND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,150.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

19) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5412
APPLICANT:	DE BEAU GROUP LP
PARCEL NO.:	3785 004B
PARCEL ADDRESS:	0444V TOWNSEND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,231.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

20) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5413
APPLICANT:	DE BEAU GROUP LP
PARCEL NO.:	3785 004B
PARCEL ADDRESS:	0444V TOWNSEND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,314.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

21) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5414
APPLICANT:	DE BEAU GROUP LP
PARCEL NO.:	3785 004B
PARCEL ADDRESS:	0444V TOWNSEND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,399.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

22) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5415
APPLICANT:	DE BEAU GROUP LP
PARCEL NO.:	3785 004B
PARCEL ADDRESS:	0444V TOWNSEND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,485.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

23) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1456
APPLICANT:	BRM BAKERSFIELD LLC
PARCEL NO.:	0164 032
PARCEL ADDRESS:	0430 PACIFIC AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,664,087.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

24) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1460
APPLICANT:	BRM BAKERSFIELD LLC
PARCEL NO.:	0164 033
PARCEL ADDRESS:	0440 PACIFIC AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,176,710.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

25) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1470
APPLICANT:	MEYER, BYRON
PARCEL NO.:	0175 004
PARCEL ADDRESS:	0701 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,998,453.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

26) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1473
APPLICANT:	MEYER, BYRON
PARCEL NO.:	0175 008
PARCEL ADDRESS:	0440 0444 JACKSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,959,792.00
APPLICANT'S OPINION:	$1,000,530.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

27) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1888
APPLICANT:	TP PHAM, LLC
PARCEL NO.:	0798 031
PARCEL ADDRESS:	0930 GROVE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,608,277.00
APPLICANT'S OPINION:	$1,304,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

4/16/13
2:26 pm

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, March 26, 2013, at 9:30 a.m.

Present: Jeff Morris, Joseph Tham and Greg Blaine

Quorum present

Chairperson: Jeff Morris, Presiding

On the following listed applications for change in the assessed valuation of property affecting various years of the assessment roll, the Board heard evidence and testimony from the both parties in support of a Verbal Stipulation Agreement. The Board then took certain action, as specified under this date, on the original of the respective applications:

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3/26/13

Appeal No.	Name	Disposition
2009-6143	BRM Bakersfield LLC	Verbal Stipulation Approved
2009-6144	Byron Meyer	Verbal Stipulation Approved
2009-6145	Byron Meyer	Verbal Stipulation Approved
2010-3209	BRM Bakersfield LLC	Verbal Stipulation Approved
2010-3211	BRM Bakersfield LLC	Verbal Stipulation Approved
2010-3214	Byron Meyer	Verbal Stipulation Approved
2011-1456	BRM Bakersfield LLC	Verbal Stipulation Approved
2011-1460	BRM Bakersfield LLC	Verbal Stipulation Approved
2011-1473	Byron Meyer	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-1136	TP Pham, LLC	Postponed
2010-5202	De Beau Group LP	Withdrawn
2010-5203	De Beau Group LP	Withdrawn
2010-5204	De Beau Group LP	Withdrawn
2010-5205	De Beau Group LP	Withdrawn
2010-5206	De Beau Group LP	Withdrawn
2010-5207	De Beau Group LP	Withdrawn
2010-5208	De Beau Group LP	Withdrawn
2010-5209	De Beau Group LP	Withdrawn
2010-5210	De Beau Group LP	Withdrawn
2010-5211	De Beau Group LP	Withdrawn
2010-5212	De Beau Group LP	Withdrawn
2010-5213	De Beau Group LP	Withdrawn

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Appeal No.	Name	Disposition (Continued)
2010-5214	De Beau Group LP	Withdrawn
2010-5215	De Beau Group LP	Withdrawn
2011-1470	Byron Meyer	Withdrawn
2011-1888	TP Pham, LLC	Postponed

There being no further business, the Board, at the hour of 10:35 a.m., recessed to reconvene Monday, April 1, 2013, at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, April 4, 2013

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, March 26, 2013
1:30 PM

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3/26/13

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2985
APPLICANT:	ANDREINI, J & L TRUST
PARCEL NO.:	3521 058
PARCEL ADDRESS:	1501 FOLSOM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,213,725.00
APPLICANT'S OPINION:	$1,439,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3735
APPLICANT:	FENG, WEI MING
PARCEL NO.:	5811 023
PARCEL ADDRESS:	0893V MOULTRIE ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$332,952.00
APPLICANT'S OPINION:	$80,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3740
APPLICANT:	FENG, WEI MING
PARCEL NO.:	5811 026
PARCEL ADDRESS:	0877V MOULTRIE ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$358,602.00
APPLICANT'S OPINION:	$80,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3741
APPLICANT:	FENG, WEI MING
PARCEL NO.:	5811 027
PARCEL ADDRESS:	0875V MOULTRIE ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$358,602.00
APPLICANT'S OPINION:	$80,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3743
APPLICANT:	FENG, WEI MING
PARCEL NO.:	5811 028
PARCEL ADDRESS:	0873V MOULTRIE ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$358,602.00
APPLICANT'S OPINION:	$80,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3757
APPLICANT:	FENG, WEI MING
PARCEL NO.:	5811 023
PARCEL ADDRESS:	0893V MOULTRIE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$338,911.00
APPLICANT'S OPINION:	$80,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3759
APPLICANT:	YU, ANNA
PARCEL NO.:	5811 024
PARCEL ADDRESS:	0885V MOULTRIE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$476,411.00
APPLICANT'S OPINION:	$80,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3761
APPLICANT:	YU, ANNA
PARCEL NO.:	5811 025
PARCEL ADDRESS:	0881V MOULTRIE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$264,673.00
APPLICANT'S OPINION:	$80,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3763
APPLICANT:	FENG, WEI MING
PARCEL NO.:	5811 026
PARCEL ADDRESS:	0877V MOULTRIE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$365,012.00
APPLICANT'S OPINION:	$80,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3764
APPLICANT:	FENG, WEI MING
PARCEL NO.:	5811 027
PARCEL ADDRESS:	0875V MOULTRIE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$365,012.00
APPLICANT'S OPINION:	$80,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3766
APPLICANT:	FENG, WEI MING
PARCEL NO.:	5811 028
PARCEL ADDRESS:	0873V MOULTRIE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$365,012.00
APPLICANT'S OPINION:	$80,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3773
APPLICANT:	SWEET FAMILY 2004 TRUST
PARCEL NO.:	6909 014
PARCEL ADDRESS:	0100 MONCADA WAY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,580,000.00
APPLICANT'S OPINION:	$1,186,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4657
APPLICANT:	CHEUNG, WAI-FONG
PARCEL NO.:	5943 010
PARCEL ADDRESS:	0274 MADISON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$665,354.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3029
APPLICANT:	MACRAE, ANDREA
PARCEL NO.:	3774 081
PARCEL ADDRESS:	355 BRYANT ST, 107
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$923,704.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, March 26, 2013, at 1:37 p.m.

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Present: Meg Ruxton, Fred Perez and Ed Campaña

Quorum present

Chairperson: Ed Campaña, Presiding

The following listed applicants for change in the assessed valuation of property affecting 2007 and 2010 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

SF
A82
#2
3/26/13

Appeal No.	Name	Disposition
2010-3735	Wei Ming Feng	Submitted
2010-3740	Wei Ming Feng	Submitted
2010-3741	Wei Ming Feng	Submitted
2010-3743	Wei Ming Feng	Submitted
2010-3757	Wei Ming Feng	Verbal Stipulation Approved
2010-3763	Wei Ming Feng	Verbal Stipulation Approved
2010-3764	Wei Ming Feng	Verbal Stipulation Approved
2010-3766	Wei Ming Feng	Verbal Stipulation Approved

At the hour of 2:50 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 3:05 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-3735	Wei Ming Feng	A.V. Lowered (Board)
2010-3740	Wei Ming Feng	A.V. Lowered (Board)
2010-3741	Wei Ming Feng	A.V. Lowered (Board)
2010-3743	Wei Ming Feng	A.V. Lowered (Board)

The following listed applicant for change in the assessed valuation of property affecting the 2010 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-4657	Wai-Fong Cheung	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the various assessment roll having not been present for hearing as scheduled, the Board took action at a previous hearing on the original of the respective applications:

Appeal No.	Name	Disposition
2010-2985	Andreini, J & L Trust	Postponed
2010-3759	Anna Yu	Withdrawn
2010-3761	Anna Yu	Withdrawn
2010-3773	Sweet Family 2004 Trust	Withdrawn
2011-3029	Andrea Macrae	Withdrawn

There being no further business, the Board, at the hour of 3:10 p.m. recessed to reconvene on Monday, April 1, 2013, at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, May 7, 2013

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeal Board 2 Hearing
Room 406, City Hall
Wednesday, March 27, 2013
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4801
APPLICANT:	MACY'S DEPARTMENT STORES INC.
PARCEL NO.:	2011200252
PARCEL ADDRESS:	3251 - 20TH AVE,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$2,655,121.00
APPLICANT'S OPINION:	$1,327,561.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4802
APPLICANT:	MACY'S DEPARTMENT STORES INC.
PARCEL NO.:	2011200496
PARCEL ADDRESS:	0017 OFARRELL ST, 0000
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$26,271,912.00
APPLICANT'S OPINION:	$13,135,957.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4803
APPLICANT:	MACYS.COM
PARCEL NO.:	2011210255
PARCEL ADDRESS:	0685 MARKET ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$8,552,477.00
APPLICANT'S OPINION:	$4,276,239.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4811
APPLICANT:	AON SERVICES CORP.
PARCEL NO.:	2011204757
PARCEL ADDRESS:	0199 FREMONT ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$6,349,460.00
APPLICANT'S OPINION:	$939,334.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4816
APPLICANT:	SF NEWSPAPER PRINTING CO.
PARCEL NO.:	2011207436
PARCEL ADDRESS:	1995 EVANS AVE,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$5,617,734.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4857
APPLICANT:	STEVER PEARLMUTTER, DOUGLAS LISA
PARCEL NO.:	2709 040
PARCEL ADDRESS:	0099 MOUNTAIN SPRING AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,169,297.00
APPLICANT'S OPINION:	$1,084,649.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4911
APPLICANT:	ELSINEITTI, JOE
PARCEL NO.:	1834 037
PARCEL ADDRESS:	1401 - 19TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,629,643.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5230
APPLICANT:	CLIFT HOLDINGS, LLC
PARCEL NO.:	2007204377
PARCEL ADDRESS:	0495 GEARY ST,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$17,651,165.00
APPLICANT'S OPINION:	$7,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ROLL CORRECTION
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5231
APPLICANT:	CLIFT HOLDINGS, LLC
PARCEL NO.:	2008203606
PARCEL ADDRESS:	049 GEARY ST,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$18,123,167.00
APPLICANT'S OPINION:	$7,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ROLL CORRECTION
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5232
APPLICANT:	CLIFT HOLDINGS, LLC
PARCEL NO.:	2009400246
PARCEL ADDRESS:	,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$17,577,534.00
APPLICANT'S OPINION:	$6,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	ROLL CORRECTION
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5233
APPLICANT:	CLIFT HOLDINGS, LLC
PARCEL NO.:	2011204169
PARCEL ADDRESS:	0495 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$13,525,330.00
APPLICANT'S OPINION:	$5,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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